

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

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Article 7.1. Parking

Sec. 7.1.1. Applicability

A. General

No permit for the construction, reconstruction, extension, repair, or alteration of any building, structure, or use of land, and no building or land, or any part of any building or land, may be occupied or used until parking has been provided in accordance with the requirements of this UDO.

B. Additions

1. A building or site may be renovated or repaired without providing additional parking, provided there is no increase in gross floor area or improved site area.
2. When a building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively, parking is required for the additional floor or site area only.
3. When the gross floor area or improved site area is increased by more than 25% cumulatively, both the existing use and the additional floor or site area must conform to the parking requirements of [Sec. 7.1.2.C](#).

C. Change in Use

1. A change in use based on the parking table of [Sec. 7.1.2.C](#) must comply with the parking requirements unless the use has the same or a lesser parking demand than the previous use.
2. Where the required number of parking spaces for a new use according to [Sec. 7.1.2.C](#) is less than 125% of the parking spaces required for the existing use, no additional parking spaces shall be required.
3. Where required parking spaces for the new use exceed 125% of the required parking spaces for the existing use, additional parking shall only be required for the difference between the current parking spaces required and the parking spaces required for the new use.

D. Raleigh Street Design Manual

Except as otherwise provided in this UDO, all parking spaces and areas must comply with the Raleigh Street Design Manual.

Sec. 7.1.2. Required Parking

A. Calculation of Required Parking

1. Parking shall be provided in accordance with [Sec. 7.1.2.C](#). Where a use is not specifically listed or only a broad use category is shown, the Zoning Enforcement Administrator is responsible for categorize the use in accordance with [Sec. 6.1.2](#).
2. When a lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking space for one use can be included in the calculation of parking requirements for any other use, except as allowed as in [Sec. 7.1.4.B](#).
3. In determining the required number of parking spaces, fractional spaces are rounded to the nearest whole number, with one-half or more counted as an additional space.
4. An uncovered outdoor dining area of no more than 25% of the area of any indoor dining is exempt from the calculation of required parking spaces. Any additional area shall provide parking at the indoor dining rate.

B. Parking Administrative Alternative

The parking ratios of this UDO apply unless an alternate parking ratio is approved by the Planning and Development Officer in accordance with [Sec. 10.2.17](#) and the requirements below:

1. Alternate parking ratios may be approved where an applicant submits a parking study, prepared and sealed by a registered professional engineer in the State of North Carolina. Such a study must illustrate that the required parking ratios of [Sec. 7.1.2.C](#) do not accurately apply to a specific development proposal.
2. The data submitted must include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.
3. The data must be obtained either from relevant studies published in refereed journals or other secondary source of comparable authority; or from primary studies of no fewer than three comparable developments within the regional market.

C. Parking Requirements by Use

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
RESIDENTIAL			
HOUSEHOLD LIVING, AS LISTED BELOW:			
Single-unit living (all parking on lot)	2 spaces per unit	None	None
Two-unit living (all parking on lot)	2 spaces per unit	None	None
Multi-unit living: 0 - 1 bedroom Multi-unit living: 2 bedrooms Multi-unit living: 3 bedrooms Multi-unit living: 4 bedrooms Multi-unit living: 5+ bedrooms	1 space per unit + 1 per 5 units for visitors 2 spaces per unit + 1 per 5 units for visitors 3 spaces per unit + 1 per 5 units for visitors 4 spaces per unit + 1 per 5 units for visitors 4.5 spaces per unit + 1 per 5 units for visitors	1 space per 20 units, minimum 3	1 space per 5 units (developments with 10 or more units)
Manufactured home development	2 spaces per unit	None	None
Multi-unit supportive housing residence	1 space per 4 beds + 1 space, minimum 4 spaces	None	None
Supportive housing residence	1 space per 4 beds + 1 space, minimum 4 spaces	None	None
Accessory apartment, backyard cottage	1 space per unit	None	None
GROUP LIVING, EXCEPT AS LISTED BELOW:	1 space per 2 beds	None	None
Boardinghouse	1.5 spaces per bedroom	None	None
Congregate care, nursing home	1 space per 3 units + 1 per 400 SF administrative, employee, staff work area	None	None
Dormitory, fraternity, sorority	1.5 spaces per bedroom	1 space per 20 bedrooms, minimum 3	1 space per 5 bedrooms (developments with 10 or more bedrooms)
Life care community	1 space per 3 units + 1 per 400 SF administrative, employee, staff work area - additional spaces required for nonresidential and residential uses at the ratio required by this table	Required for nonresidential and residential uses at the ratio required by this table	Required for nonresidential and residential uses at the ratio required by this table
SOCIAL SERVICE, EXCEPT AS LISTED BELOW:	1 space per 400 SF of gross floor area	None	None
Emergency shelter type A, type B	1 space per 8 persons of approved capacity	None	None
Special care facility	1 space per 2 employees	None	None
PUBLIC & INSTITUTIONAL			
CIVIC, EXCEPT AS LISTED BELOW:	1 space per 400 SF of gross floor area	1 space per 5,000 SF of gross floor area, minimum 3	None
Cemetery	3 spaces per acre of land utilized as grave space (may be located on internal street adjacent to grave sites)	None	None
College, community college, university with >10,000 students or >50% of all students housed on campus	1 space per 600 SF of academic space plus 1 space per 5 seats in principal assembly room	1 space per 2,400 SF of academic space	None
College, community college, university with <10,000 students and <50% of all students housed on campus	1 space per 900 SF of academic space	1 space per 2,400 SF of academic space	None
Place of worship	1 space per 4 seats in principal assembly room	None	None
School, public or private (K-8)	1 space per 5 seats in the largest assembly room	1 space per 2 classrooms	3 spaces per classroom

PUBLIC REVIEW DRAFT #2

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
School, public or private (9-12)	1 space per 600 SF of academic space	1 space per classroom	5 spaces per classroom
PARKS, OPEN SPACE AND GREENWAYS	3.5 spaces per acre of open space (excluding greenways) - additional spaces required for recreational uses at the ratio required by this table	0.2 spaces per per acre of open space (excluding greenways), minimum 3 - additional spaces required for recreational uses at the ratio required by this table	None
MINOR UTILITIES	1 space per 400 SF of gross floor area (office)	None	None
MAJOR UTILITIES	1 space per 400 SF of gross floor area (office)	None	None
COMMERCIAL			
DAY CARE, EXCEPT AS LISTED BELOW:	1 space per 2 employees	None	1 space per 10,000 SF of gross floor area, minimum 2
Day care, home	None	None	None
INDOOR RECREATION, EXCEPT AS LISTED BELOW:	1 space per 300 SF of gross floor area	1 space per 5,000 SF of gross floor area, minimum 3	None
Bowling alley	5 spaces per lane	1 space per 5 lanes	None
Convention center, arena	1 space per 5 seats	1 space per 5,000 SF of gross floor area, minimum 3	None
Movie theater or other indoor theater	1 space per 5 seats	1 space per 5,000 SF of gross floor area, minimum 3	None
MEDICAL, EXCEPT AS LISTED BELOW:	1 space per 400 SF of gross floor area	Minimum 3 spaces	1 space per 5,000 SF of gross floor area
Hospital	1 space per 2 beds	1 space per 10,000 SF of gross floor area, minimum 3	1 space per 5,000 SF of gross floor area, minimum 3
Medical, dental office	1 space per 300 SF of gross floor area	1 space per 10,000 SF of gross floor area, minimum 3	1 space per 5,000 SF of gross floor area
OFFICE, EXCEPT AS LISTED BELOW:	1 space per 400 SF of gross floor area	1 space per 10,000 SF of gross floor area, minimum 3	1 space per 5,000 SF of gross floor area, minimum 3
Call Center	1 space per 150 SF of gross floor area	1 space per 10,000 SF of gross floor area	1 space per 2,500 SF of gross floor area
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	1 space per 500 SF of gross floor area plus 1 space per 1,000 SF of outdoor use area	1 space per 5,000 SF of site area, minimum 3	None
Golf course	4 spaces per hole plus 1 space per 500 SF of gross floor area	1 space per 6 holes	None
Golf driving range	1 space per tee	1 spaces per 5 tees, minimum 3	None
Outdoor sports or entertainment facility, outdoor theater	1 space per 5 seats	1 space per 10,000 SF of site area, minimum 3	None

PUBLIC REVIEW DRAFT #2

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	1 space per room or bedroom	1 space per 10,000 SF of gross floor area, minimum 3	1 space per 5,000 SF of gross floor area
Hostel	1 space per 10 beds, minimum of 2 spaces	1 space per 20 beds, minimum 3	1 space per 10 beds
PARKING	None	None	None
PASSENGER TERMINAL	1 space per 200 SF of waiting floor area plus 1 per 2 employees	1 space per 5,000 SF of gross floor area	1 space per 2,500 SF of gross floor area
PERSONAL SERVICE	1 space per 400 SF of gross floor area	1 space per 5,000 SF of gross floor area, minimum 3	None
RESTAURANT	1 space per 150 SF of gross floor area or 1 space per 5 seats, whichever is greater	1 space per 5,000 SF of gross floor area, minimum 3	None
RETAIL SALES, EXCEPT AS LISTED BELOW:	1 space per 300 SF of gross floor area plus 1 space for every 600 square feet of outdoor display area	1 space per 5,000 SF of gross floor area, minimum 3	None
Food truck	None	None	None
VEHICLE SALES/RENTAL	1 space per 1,000 SF of gross floor area or 1 space for every 4,500 square feet of vehicle display area, whichever is greater	None	None
INDUSTRIAL			
HEAVY INDUSTRIAL	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,000 SF of gross floor area, minimum 3
LIGHT INDUSTRIAL	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,000 SF of gross floor area, minimum 3
LIGHT MANUFACTURING	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,000 SF of gross floor area, minimum 3
RESEARCH & DEVELOPMENT	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,000 SF of gross floor area, minimum 3
SELF-SERVICE STORAGE	1 space per 100 storage units	Minimum 3 spaces	None
VEHICLE SERVICE	1 space per 600 SF of gross floor area	None	1 space per 10,000 SF of gross floor area, minimum 3
WAREHOUSE & DISTRIBUTION	1 per 600 SF office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,00 SF of gross floor area, minimum 3
WASTE-RELATED SERVICE	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	None
WHOLESALE TRADE	1 per 600 SF office space + 1 per 3,000 SF of additional indoor area	None	1 space per 10,00 SF of gross floor area, minimum 3
OPEN			
AGRICULTURE	None	None	None
RESOURCE EXTRACTION	1 per 2 employees, minimum 3	None	None

Sec. 7.1.3. Specialized Vehicle Parking Requirements

A. Downtown District (DX-)

1. General Requirements

- a. One parking space is required per dwelling unit; however, no more than two on-site parking spaces per dwelling unit are allowed.
- b. No vehicle parking is required for the first 16 dwelling units.
- c. One parking space per 500 square feet is required for all nonresidential gross floor area or the minimum number of parking spaces set forth in [Sec. 7.1.2.C](#), whichever is less.
- d. No vehicle parking is required for the first 10,000 square feet of gross floor area of any nonresidential use.
- e. No vehicle parking is required for the following uses and use categories up to 30,000 square feet of gross floor area provided when at least 25% of the ground floor of the building is devoted to such uses:
 - i. Indoor recreation;
 - ii. Personal service;
 - iii. Restaurant;
 - iv. Retail sales; and
 - v. Banks.
- f. No combination of the reductions in paragraphs [d.](#) and [e.](#) shall exceed 30,000 exempted square feet of gross floor area.
- g. No parking is required for an indoor movie theater.

2. Parking Fee in Lieu

- a. At the discretion of the Planning and Development Officer, a fee may be paid in lieu of complying with the minimum parking requirements.
- b. The amount of payment for each required parking space is fixed by resolution adopted by the City Council, but in no case does the cost exceed the estimated, normal, current cost to the City of providing required parking spaces to serve the contemplated use.
- c. Payments collected by the City shall be kept separate from other revenue of the City. Any funds on deposit not immediately necessary

for expenditure shall be invested as allowed in N.C. Gen. Stat. §159-30. Funds can only be used for the purchase of land or for the construction of new parking facilities within the DX- District.

- d. Any parking requirement satisfied in this manner shall run with the land, and any subsequent change of use that requires more parking shall require subsequent action to satisfy the additional parking requirement.

B. TOD Overlay District (-TOD)

1. General Requirements

- a. One parking space is required per dwelling unit; however, no more than two on-site parking spaces per dwelling unit are allowed.
- b. No vehicle parking is required for the first 16 dwelling units.
- c. One parking space per 500 square feet is required for all nonresidential gross floor area or the minimum number of parking spaces set forth in [Sec. 7.1.2.C](#), whichever is less.
- d. No vehicle parking is required for the first 10,000 square feet of ground story gross floor area that meets the ground story height and ground story transparency requirements for a mixed use building (see [Sec. 3.2.6](#)).
- e. Surface parking associated with a nonresidential use may not exceed a rate of one parking space per 300 square feet of gross floor area. Parking spaces provided in an underground or structured parking garage do not count toward the maximum number of spaces permitted.

2. Parking Fee in Lieu

- a. At the discretion of the Planning and Development Officer, a fee may be paid in lieu of complying with the minimum parking requirements.
- b. The amount of payment for each required parking space is fixed by resolution adopted by the City Council, but in no case does the cost exceed the estimated, normal, current cost to the City of providing required parking spaces to serve the contemplated use.
- c. Payments collected by the City shall be kept separate from other revenue of the City. Any funds on deposit not immediately necessary for expenditure shall be invested as allowed in N.C. Gen. Stat. §159-30. Funds can only be used for the purchase of land or for the construction of new parking facilities within the same -TOD.

- d. Any parking requirement satisfied in this manner shall run with the land, and any subsequent change of use that requires more parking shall require subsequent action to satisfy the additional parking requirement.

C. Urban Frontage (-GR, -UL, -UG - SH)

1. One parking space is required per dwelling unit; however, no more than two on-site parking spaces per dwelling unit are allowed.
2. No vehicle parking is required for the first 16 dwelling units.
3. One parking space per 500 square feet is required for all nonresidential gross floor area or the minimum number of parking spaces set forth in [Sec. 7.1.2.C](#), whichever is less.
4. No vehicle parking is required for the first 10,000 square feet of ground story gross floor area that meets the ground story height and ground story transparency requirements for a mixed use building (see [Sec. 3.2.6](#)).
5. Restaurants (regardless of size) within 100 feet of a Residential District, with hours of operation extending past 11 PM, must provide parking for the entire floor area devoted to the restaurant at a rate of at one parking space per 150 square feet of gross floor area or one space per five seats, whichever is greater.
6. Urban Frontages in a DX- District shall use the requirements of [Sec. 7.1.3.A](#).
7. Urban Frontages in a -TOD shall use the requirements of [Sec. 7.1.3.B](#).

Sec. 7.1.4. Vehicle Parking Reductions

A. Proximity to Transit

1. A 10% reduction in the number of required parking spaces is allowed for uses with a main entrance within a walking distance of 1,320 feet of an operating transit stop, with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.
2. The transit reduction does not apply in a DX- District, -TOD or Urban Frontage.

B. Affordable Housing

1. A 20% reduction in the number of spaces is allowed for each affordable housing dwelling unit provided an operating bus transit stop is within a walking distance of 1,320 feet of the property boundary of the site.

2. The affordable housing reduction applies only to required spaces for dwelling units. If required, visitor spaces must be provided at the standard rate.

C. Senior Housing

1. Dwelling or rooming units restricted to residents 62 years and older are only required to provide 0.5 spaces per dwelling or rooming unit.
2. The senior housing reduction applies only to required spaces for dwelling or rooming units. If required, visitor spaces must be provided at the standard rate.

D. Private Car Sharing Program

1. A reduction in the number of required parking spaces for residential units is allowed where an active on-site car-sharing program is made available for the exclusive use of residents.
2. The parking requirements for all dwelling units may be reduced by five spaces for each car-share vehicle provided. If required, visitor spaces cannot be substituted.

Sec. 7.1.5. Additional Vehicle Parking Provisions

A. Shared Parking

1. An applicant may request shared parking to meet the minimum vehicle parking requirements for mixed use projects, or for multiple uses that are located near one another, and which have different peak parking demands or operating hours.
2. Applicants wishing to use shared parking as a means of reducing the total number of required spaces may submit a shared parking analysis using the Urban Land Institute (ULI) Shared Parking Model (latest edition). The analysis must be prepared and sealed by a registered engineer in the State of North Carolina with transportation expertise.
3. The shared parking analysis must establish that the subject uses will use the shared parking spaces at different times of the day, week, or month. A shared parking analysis shall, at a minimum address:
 - a. The intensity and type of activities and the composition of uses;
 - b. Hours of operation of the uses;

- c. The rate of turnover for proposed spaces;
 - d. Distances of shared parking spaces from the uses they serve; and
 - e. The anticipated peak parking and traffic loads for the site.
4. Reserved parking spaces for a specific tenant or dwelling unit may not be included in the shared parking calculation.

B. Remote Parking

1. Required parking spaces may be permitted on a separate site from the site on which the principal use is located if the remote parking complies with of following.

District/Frontage	Parking Lot must be within
DX-	2,640 feet
Urban Frontage	1,320 feet
-TOD	1,320 feet
RX-, OP-, OX-, NX-, CX-, IX-	660 feet
IH, CMP	660 feet
CP, AP, R-MP	Not allowed
R-1, R-2, R-4, R-6, R-10	by special use permit

2. Remote parking spaces are measured in walking distance from the nearest point of the remote parking area to the primary entrance of the use served.
3. Additional requirements for remote parking lots are provided under **Sec. 6.4.7.C.**

C. Valet Parking

Valet parking may be permitted as a means of satisfying the parking requirements where all of the following standards have been met:

- 1. An attendant is provided to park vehicles during all business hours of the use utilizing the valet parking.
- 2. An equivalent number of valet spaces are available to replace the number required on-site parking spaces.
- 3. Valet spaces do not require individual striping, and may take into account the mass parking of vehicles.

D. Tandem Parking

- 1. Tandem parking is allowed for single-unit, two-unit and multi-unit living.
- 2. Two parking spaces in tandem must have a combined minimum dimension of 8.5 feet in width by 36 feet in length.
- 3. Both parking spaces in tandem must be assigned to the same dwelling unit.
- 4. Tandem parking may not be used to provide guest parking.

E. Reserved Parking

Parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:

1. Residential

- a. One space per efficiency or one-bedroom multi-living dwelling unit.
- b. Two spaces per two-bedroom or greater multi-living dwelling unit.

2. Nonresidential

No more one-third of the total provided spaces may be reserved.

F. Queuing Areas

- 1. Adequate space must be made available on-site for the stacking, storage, and queuing of vehicles.
- 2. Vehicles using drive-thru facilities may not encroach on or interfere with the public use of streets and sidewalks by vehicles or pedestrians.
- 3. A restaurant with drive-thru facilities must provide at least eight queuing spaces for vehicles when one drive-thru lane exists and six spaces at each drive-thru when more than one lane exists.
- 4. A bank with drive-thru facilities must provide at least three queuing spaces per drive-thru lane.

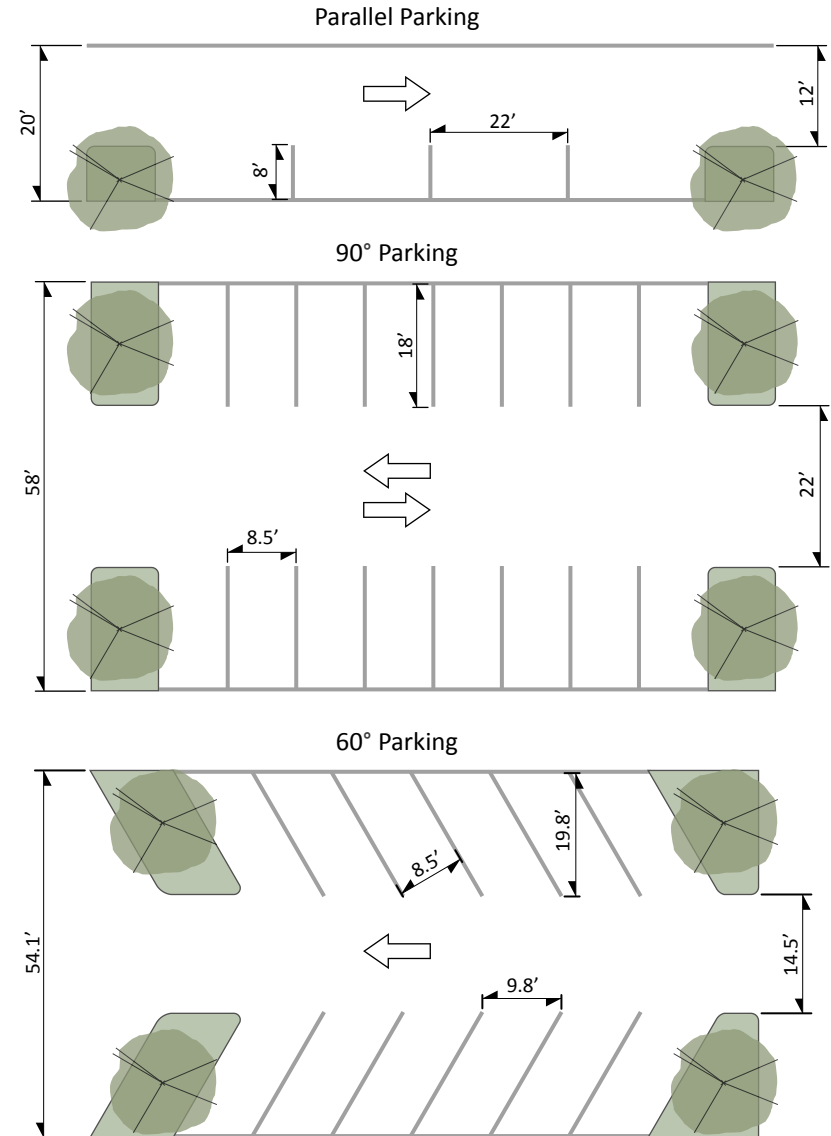
Sec. 7.1.6. Vehicle Parking Location and Layout

A. Location

1. Required parking spaces must be located on the same lot they are intended to serve, except where specifically allowed under [Sec. 7.1.5.B.](#)
2. All on-site parking must be arranged so that no vehicle is forced onto any public street, not including an alley, to gain access from one parking aisle to another parking aisle.

B. Layout

1. Parking spaces and drive aisles must meet the following dimensions. Parking spaces and drive aisles using dimensions other than those specified may be approved if prepared and sealed by a registered engineer in the State of North Carolina with expertise in parking facility design, subject to a determination by the Public Works Director.
2. Within a structured parking facility, up to 30% of the total parking spaces provided may be compact spaces. No more than two compact parking spaces may abut each other. Compact spaces can be reduced to 7.5 feet in width and 15 feet in length. All compact parking spaces must be clearly and visibly striped and labeled for compact car use only. Other than the stall width and length reduction, compact parking spaces must comply with all other parking layout standards.



Sec. 7.1.7. Vehicle Parking Lot Landscaping

A. Intent

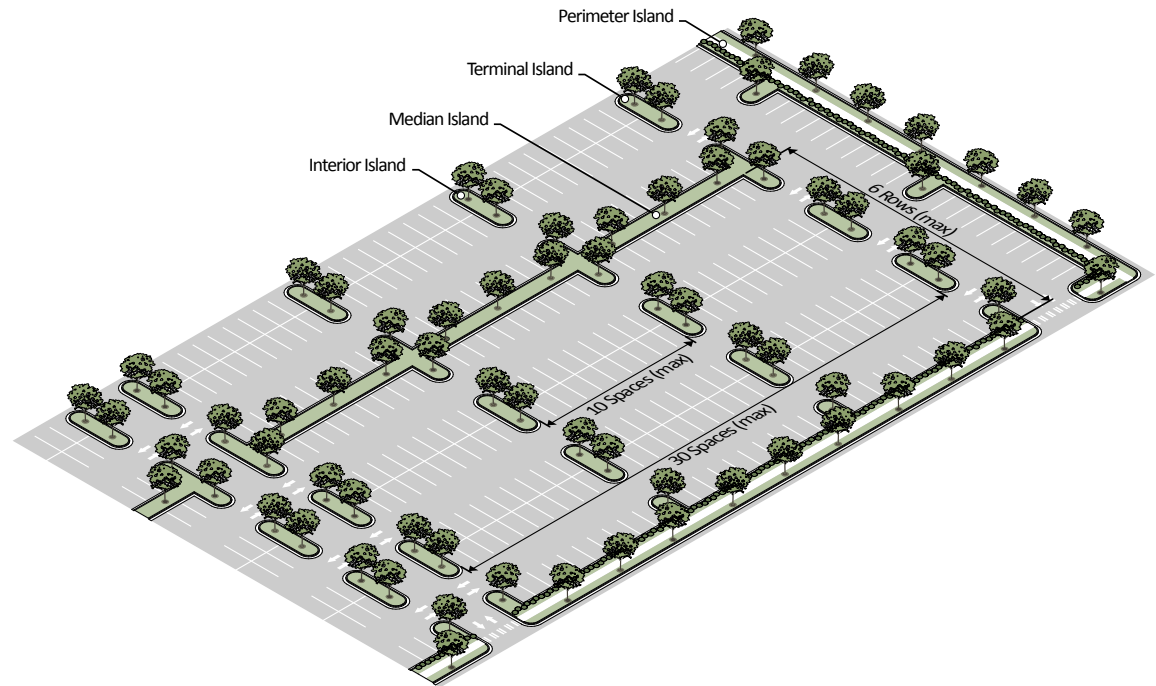
1. The intent of the vehicle parking lot landscaping requirements is to minimize the visual impact of large areas of vehicular parking as viewed from the public right-of-way, and dissipate the effects of the urban heat island.
2. A well designed parking lot utilizes landscaped islands and clear delineations to break the parking lot into smaller segments.
3. Tree and shrub plantings should not interfere with the pedestrian circulation on the site.

B. Applicability

1. This section applies to all on-site surface parking areas with more than 10 spaces. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
2. At least one shade tree must be planted in each surface parking area with 10 spaces or less.
3. In an Urban Frontage or -TOD, this section applies only to on-site surface parking areas with more than 40 parking spaces. At least one tree must be planted for every 10 spaces in each surface parking area with 40 spaces or less.
4. All surface parking areas of any size within any district with frontage on any portion of a street right-of-way (not including an alley) must be screened along the street edge by a Type C3 street protective yard under [Sec. 7.2.2.B.](#)

C. Perimeter Islands

1. A landscape perimeter island shall be provided along primary internal access drives.
2. A landscaped perimeter island must be a minimum of five feet wide, landscaped with shrubs installed at a rate of 30 shrubs per 100 linear feet that under typical conditions can be expected to reach a height and spread of three feet within three years of planting. All shrubs shall be a minimum of



18 inches tall when planted. In lieu of planting a hedge, a wall at least three feet in height may be installed.

3. A perimeter island may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of six feet wide, and the remaining planting area shall be no less than five feet wide.

D. Interior Islands

1. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.
2. An interior island must be a minimum of eight feet in width and be a minimum of 300 square feet in area.
3. All rows of parking must terminate with a landscaped interior terminal island. No more than 30 parking spaces may be located between terminal islands.
4. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.

E. Median Islands

1. A landscape median island must be provided between every six single parking rows.
2. A landscape median island must be a minimum of six feet wide.
3. A median island may also serve as the location for a sidewalk connecting the parking and the use served by the parking area. The sidewalk must be a minimum of five feet wide. If trees or shrubs are planted in the median, the median width must be expanded by at least five feet.
4. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.

F. Tree Coverage

1. Each interior island (and terminal interior island) must include at least one shade tree.
2. In no case shall there be less than one shade tree for every 2,000 square feet of parking area, except in an Urban Frontage or -TOD, where there shall be no less than one shade tree for every 4,000 square feet of parking area.

G. Parking Lot Lighting

1. Lighting fixtures must be located at least 20 feet from a tree, measured from the pole of the lighting fixture to the trunk of the tree.
2. Additional requirements for lighting fixtures in parking lots are listed in [Article 7.4.](#)

H. Tractor Trailer Staging, Loading and Parking in IH Districts

The parking lot landscaping provisions do not apply to areas specifically designated for tractor trailer staging and loading areas and tractor trailer parking areas provided the staging, loading or parking area is screened along the street edge by a Type C1 or C2 street protective yard as set forth in [Sec. 7.2.2.B.](#)

I. Administrative Alternate Findings

The Planning and Development Officer in accordance with [Sec. 10.2.17](#) may approve an administrative alternate subject to the following findings:

- a. The approved administrative alternate meets the intent of the vehicle parking lot regulations.

- b. The approved administrative alternate complies with the Comprehensive Plan and adopted City plans.
- c. The approved administrative alternate is considered equal or better to the standard.

Sec. 7.1.8. Bicycle Parking Facilities

A. Exemptions

In no case is a single use required to provide more than 30 bicycle parking spaces.

B. Required Types of Bicycle Parking Facilities

1. General Provisions

Bicycle parking may be provided through various types of facilities, provided the facility meets the following:

- a. Bicycle racks are securely anchored, are easily usable with both U-locks and cable locks and support a bicycle at two points of contact to prevent damage to the bicycle wheels and frame.
- b. Spacing of the racks shall provide clear and maneuverable access.
- c. Where a bike can be locked on both sides without conflict, each side can be counted as a required space.
- d. Each required bicycle parking space must be at least two feet by six feet.
- e. Facilities may be placed on private property or within the public right-of-way. Facilities in the right-of-way must be approved by the Public Works Director.

2. Short-Term Bicycle Parking

Bicycle racks must be publicly accessible and be located no more than 100 feet from the building entrance the bicycle rack is intended to serve.

3. Long-Term Bicycle Parking

- a. Long-term bicycle parking must be covered and weather resistant.
- b. Required spaces can be in the form of a covered bicycle rack, in a locker, within a building, or within a parking structure.

Sec. 7.1.9. Vehicle Loading Areas

A. Loading Not Required

If determined by the Planning and Development Officer, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

B. Location

If a loading area is provided, it must meet the following standards.

1. Loading areas must be located to the side or rear of buildings and be screened as set forth in [Sec. 7.2.3.B](#).
2. Loading areas cannot be located in an A or B neighborhood transition zone.
3. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in the public right-of-way.
4. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.

Article 7.2. Landscaping and Screening

Sec. 7.2.1. Intent

- A. The intent of the landscaping regulations is to provide meaningful and well designed screening and buffering.
- B. Tree and shrub plantings should not interfere with the safe vehicular and pedestrian circulation on the site.

Sec. 7.2.2. Applicability

A. General

No permit for the construction, reconstruction, extension, repair, or alteration of any building, structure, or use of land, and no building or land, or any part of any building or land, may be occupied or used until landscaping has been provided in accordance with the requirements of this UDO.

B. Additions

1. A building or site may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or improved site area.
2. When a building or site is increased in gross floor area or improved site area by up to 25%, landscaping is required for the additional floor or site area only.
3. When the gross floor area or improved site area is increased by more than 25%, both the existing use and the additional floor or site area must conform to the landscaping requirements of this UDO.

C. Change in Use

A change in use does not trigger application of this section except when there is a specific use standard requiring landscaping for the new use.

D. Landscaping Limit

1. In no case shall required landscaping (parking lot landscaping, protective yards and tree conservation areas) exceed 30% of the total lot area.
2. Where the required landscaping exceeds 30%, the individual requirements can be reduced on a pro rata basis to achieve the 30%.
3. The required tree conservation areas cannot be reduced by more than 50%.

Sec. 7.2.3. Administrative Alternate Findings

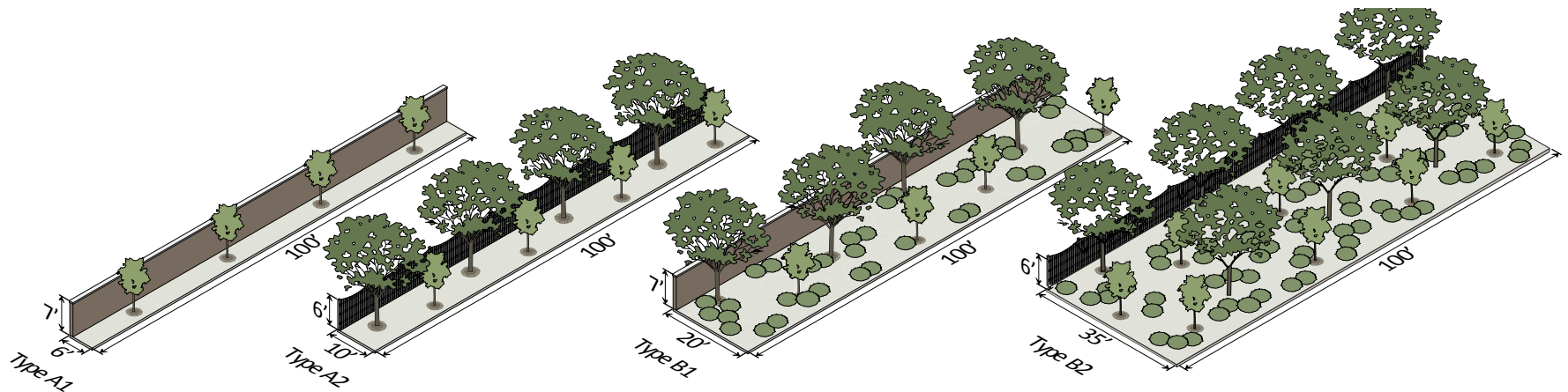
The Planning and Development Officer in accordance with [Sec. 10.2.17](#) may approve an administrative alternate subject to the following findings:

- A. The approved administrative alternate meets the intent of the landscaping and screening regulations.
- B. The approved administrative alternate complies with the Comprehensive Plan and adopted City plans.
- C. The approved administrative alternate is considered equal to or better than the standard.

Sec. 7.2.4. Protective Yards

A. Transitional Protective Yards

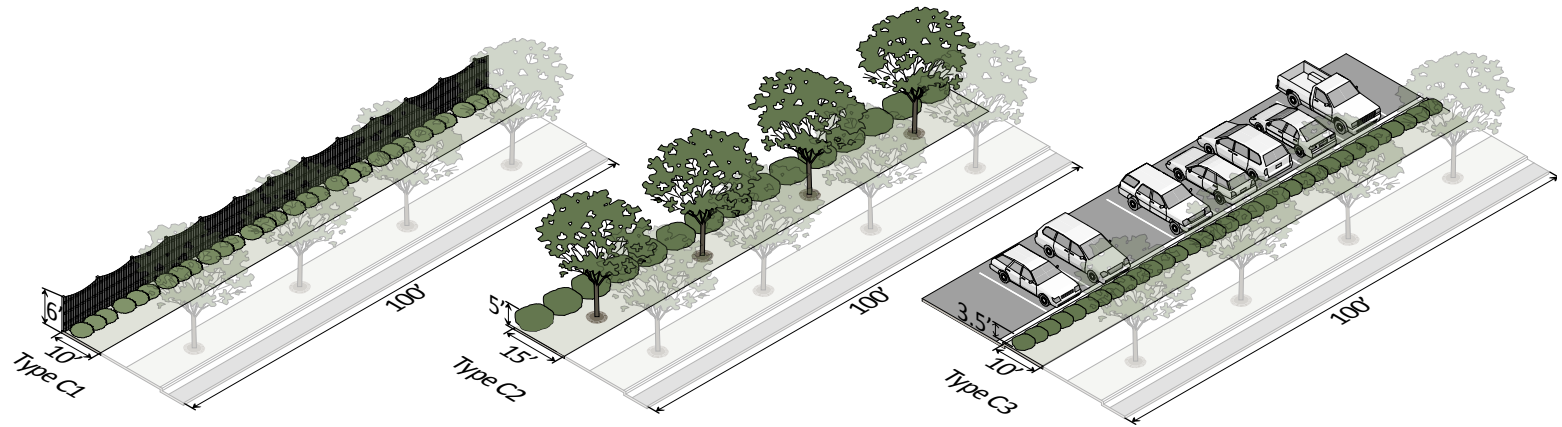
1. A transitional protective yard is required along perimeter lot lines:
 - a. For specific uses as set forth in [Chapter 6](#) (type as specified); and
 - b. Where an IH District abuts any other district other than an IH District a Type B1 or B2 transitional protective yard must be installed.
2. A transitional protective yard may be replaced with a tree conservation area that meets the requirements of [Article 9.1](#).



	Type A1	Type A2	Type B1	Type B2
Width (avg. min)	6'	10'	20'	35'
Fence Height (min)	Not allowed	6'	Not allowed	6'
Wall Height (min)	7'	6'	7'	6'
Shade Trees (min per 100')	Not required	4	4	6
Understory Trees (min per 100')	4	4	4	6
Shrubs (min per 100')	Not required	Not required	40	60
Shrub Height (min)	n/a	n/a	3'	3'
Berm	Not allowed	Not allowed	In lieu of planting all required shrubs, a berm may be installed	In lieu of planting shrubs, a berm may be installed

B. Street Protective Yard

1. A street protective yard is required along the edge of the street right-of-way:
 - a. For specific uses as set forth in [Chapter 6](#) (type as specified); and
 - b. Where an IH District is across the street from any other district other than an IH District, a Type C1 or C2 street protective yard must be installed.
2. A required street protective yard may be replaced with a tree conservation area that meets the requirements of [Article 9.1](#).



	Type C1	Type C2	Type C3
Width (avg. min)	10'	15'	10'
Fence Height (min)	6'	Not required	Not required
Wall Height (min)	6'	Not required	In lieu of planting shrubs, a 3.5' wall may be installed
Shade Trees (min per 100')	Not required	4	Not required
Understory Trees (min per 100')	Not required	Not required	Not required
Shrubs (min per 100')	30	15	30
Shrub Height (min)	3'	5'	3.5'
Berm	Not allowed	In lieu of planting all required shrubs, a berm may be installed	Not allowed

C. Location

1. Protective yards must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line. A required protective yard must be provided along the entire frontage immediately abutting the property line.
2. The width of a protective yard is calculated on the average width per 100 feet or portion of protective yard. The minimum width of the protective yard at any one point shall not be less than one-half the required width of the protective yard.
3. A protective yard may not be located on any portion of an existing, dedicated or reserved public right-of-way.
4. A protective yard is determined exclusive of any required setback; however, the required protective yard may be located wholly or partially within a required setback.

D. Encroachments**1. General**

- a. No building or structure on the subject site may be located closer than 10 feet to a protective yard.
- b. Breaks for pedestrian and vehicle access are allowed in a protective yard.
- c. The parking of vehicles and the placement of buildings or structures is prohibited in a protective yard. All parking and building setbacks apply.

2. Walls

Walls in a protective yard must meet the following:

- a. Walls must be closed and not exceed a maximum height of nine feet.
- b. Walls shall be compatible with the principal building in terms of texture, quality, material and color.
- c. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block in a structurally safe and attractive condition.
- d. No walls containing more than 50% exposed standard concrete masonry blocks are permitted, whether painted or not.

- e. Alternative wall materials may be approved by the Planning and Development Officer.
- f. No wall can be located within any required drainage or utility easement, or similar City of Raleigh easement, or within any tree conservation area.

3. Fences

Fences in a protective yard must meet the following:

- a. Fences must be closed and not exceed a maximum height of nine feet.
- b. Fences must be constructed of wood, composite fencing or PVC vinyl with the finished face located towards the adjacent property.
- c. Alternative fence materials may be approved by the Planning and Development Officer.
- d. Fences that use wooden support posts must be set in a masonry support column at least every 40 feet.
- e. No fence can be located within any required drainage or utility easement, or similar City of Raleigh easement, or within any tree conservation area.

4. Berms

Where allowed, a berms in a protective yard must meet the following:

- a. A berm cannot be built in any protective yard whenever the protective yard is also a tree conservation area.
- b. Berms shall have a minimum average height of three feet, measured perpendicular to the center of the crown.
- c. The berm must contain a rounded crown suitable for planting, and a stabilized side slope of no greater than three-to-one. A steeper side slope may be used in exceptional cases when all of the following are met:
 - i. This steeper slope is sufficiently stabilized; and
 - ii. Physical constraints of the site prevent the use of a flatter slope.
- d. The berm shall be planted with three-fourths of the required number of shrubs.
- e. In a C2 street protective yard, shrubs planted on a berm may have a lesser mature height; provided that the combined height of the berm and planting after three years is five feet.

- f. Berms may be permitted to meander and may be permitted to be discontinuous when approved by the Planning and Development Officer.

5. Grade Change

- a. In lieu of a wall or fence, a natural or man-made grade separation of at least six feet in elevation may be provided.
- b. The side slopes of the grade change cannot be greater than three feet of horizontal change for each foot of vertical rise.
- c. The developing property must be located at an elevation lower than the property to be screened, and the change in grade achieves a similar screening effect as the wall or fence.

Sec. 7.2.5. Screening

A. Drive-Thru Facilities

Where allowed, drive-thru windows and lanes must be designed to adhere to the following standards:

- 1. In the DX- District and on any Urban Frontage, drive-thru windows and lanes may not be placed between the right-of-way of the street and the associated building. Drive-thru windows and lanes associated with buildings must be placed to the side or rear of the building.
- 2. Where drive-thru windows and lanes are allowed to be placed between the right-of-way of the street and the associated building, the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way (not including an alley), must be screened.
- 3. Screening must be a continuous compact evergreen hedge. At the time of installation, such screening must be at least 36 inches in height and reach a height of 48 inches within three years of planting.
- 4. In lieu of compact evergreen hedge, a screening wall with a minimum height of 48 inches may be installed. The wall must be compatible with the principal building in terms of texture, quality, material and color.
- 5. No drive-thru window is permitted on the side of a building facing any Residential District.

B. Loading Areas

- 1. Outdoor loading areas 50 square feet or larger not screened by an intervening building must be screened from view from adjacent property or public street right-of-way for their entire length.
- 2. Enclosed loading areas must be screened with a roll down door or other opaque screen.
- 3. Unenclosed loading areas must be screened by a wall totaling eight feet in height. Walls shall be compatible with the principal building in terms of texture, quality, material and color.
- 4. Planting material must be provided so that no more than two-thirds of the surface area of the screening wall is visible at the time of maturity of the plants.
- 5. Screening may also be accomplished with evergreen plant material that can be expected to reach a height of eight feet with a spread of four feet within three years of planting.

C. Service Areas

- 1. Trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley).
- 2. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen.
- 3. Service areas that are not integrated into a building shall be screened from three sides by a wall at least six feet in height and on the fourth side by a solid gate at least six feet in height. The gate and wall shall be maintained in good working order and shall remain closed except when trash pick-ups occur. The wall and gate shall be compatible with the principal building in terms of texture, quality, material and color.

D. Mechanical Equipment

1. Exemptions

Free-standing or roof-mounted sustainable energy systems are exempt from these screening requirements.

2. Roof-Mounted Equipment

- a. Roof-mounted equipment shall be screened from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
- b. New buildings shall provide a parapet wall or other architectural element that screens roof-mounted equipment from view.
- c. For existing buildings with no or low parapet walls, roof-mounted equipment shall be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material and color.

3. Wall-Mounted Equipment

- a. Wall-mounted equipment shall not be located on any surface that directly faces a public right-of-way (not including an alley).
- b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.

4. Ground-Mounted Equipment

- a. Ground-mounted equipment screening shall be as high as the highest point of the equipment being screened.
- b. Screening shall consist of landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.

E. Utility Service Areas

1. Utility service areas located outside of the public right-of-way that exceed 42 inches in height and 42 inches in any other dimension must be screened from the public right-of-way.
2. Screening shall consist of landscaping or a wall or fence compatible with the principal building in terms of texture, quality, material and color.
3. Utility service areas must be located an adequate distance from the public right-of-way to allow for any required screening to be installed without encroaching into the public right-of-way.
4. Screening is not required for utility service areas located more than 50 feet from the public right-of-way.

Sec. 7.2.6. Stormwater Retention Ponds & Detention Basins

A. Applicability

All stormwater retention ponds and detention basins permitted, constructed, or modified to a cumulative extent greater than 50% of their original size shall be screened for their entire length as set forth in [Sec. 7.2.6.C](#). When amenity features are provided as set forth in [Sec. 7.2.6.B](#), no screening of the stormwater control facility is required.

B. Amenity Provisions

Permanent stormwater retention ponds and detention basins may be supplemented with certain features which enable the facility to function as an amenity in addition to its primary function as a stormwater device. In situations where amenity features are provided consistent with these provisions, no screening of the stormwater control facility from on-site or off-site views shall be required. In the event a permanent stormwater retention pond or detention basin loses a feature by which the facility qualifies as an amenity, the feature shall be restored within 30 days, or the facility shall be subject to the screening provisions listed in [Sec. 7.2.6.C](#).

1. Basic Amenity Features

To qualify as an amenity, the following basic amenity features must be provided within any stormwater control facility:

- a. Integration of the permanent stormwater retention pond or detention basin into the design of public areas within the site or development through the use of appropriate placement, common building materials, textures, features, or other treatments intended to lend architectural significance to the stormwater control facility. For the purposes of this section, "integration" shall mean at least two of the following three elements:
 - i. Proximate placement of the stormwater facility to the principal structure, or
 - ii. Provision of pedestrian access to the facility through installation of a delineated walk or trail from the principal structure, or
 - iii. Utilization of similar planting materials and building materials as used in the principal structure.

- b. No fence may be installed around the permanent stormwater retention pond or detention basin that acts to prevent pedestrian access to the facility from the site or development where it is located; in cases where a fence is needed to restrict access, the fence shall be screened in accordance with the screening provisions described in **Sec. 7.2.6.C.**
- c. Rock riprap or other "hard armoring" is limited to 10% or less of the entire surface area of the stormwater control facility above the low pool line.
- d. Permanent stormwater retention ponds and detention basins must incorporate features designed to reduce mosquito populations through provision of non-chemical mosquito mitigation measures, including but not limited to: cyclical alteration of the pond level, installation of aeration/agitation features to disrupt larval growth, providing nesting boxes for mosquito-predacious birds or bats, or stocking ponds with mosquito-predacious fish (e.g. *Gambusia affinis holbrooki*).

2. Supplemental Amenity Features

In addition to the basic requirements described above, a permanent stormwater retention pond or detention basin must also provide supplemental features to be considered an amenity. The types of supplemental amenity features differ based upon the type of stormwater control facility.

a. Permanent Retention (Wet) Ponds

To be considered as an amenity feature, permanent retention ponds must:

- i. Retain water within a permanent pool, and
- ii. Maintain slopes of 4:1 or shallower to a distance of 10 feet below the median pool line (beyond which slopes may become steeper); alternatively, a retaining wall may be incorporated into a portion of the facility, provided the design of walls are compatible with the principal building in terms of texture, quality, material and color, and
- iii. Include horizontal curves or other sculptural elements within the shape of the facility so as to avoid a simple square or round shape.
- iv. Provide at least two of the following four features:

- a) Inclusion of an active water feature (i.e., aerator/fountain/waterfall) within or adjacent to a permanent pool, or
- b) Pedestrian access trails to and around the stormwater control facility from the existing proposed pedestrian network associated with the site or development. Trails are not required to meet the minimum specifications for sidewalks or multipurpose trails as described within the City's standard specifications and details, and may be constructed of any discernible, leveled, and stable surface material, including but not limited to: brick or masonry, gravel, mulch, wood chips, mowed grass or low groundcover, or
- c) Provision of riparian plant materials throughout the stormwater control facility to prevent erosion and add visual interest, and additional perimeter plantings consisting of at minimum three understory trees or two shade trees totaling eight inches in caliper at time of planting, and four shrubs for every 100 linear feet equivalent to the pond's maximum pool circumference and located no more than 75 feet from the pond's maximum pool line, or
- d) Inclusion of other permanent, pedestrian-oriented features, including but not limited to: seating, dining tables, and mounted trash cans, in areas around or proximate to the stormwater control facility.

b. Detention (Dry) Basins

To be considered as an amenity feature, detention ponds must:

- i. Not contain water on a permanent basis, and
- ii. Provide a 100% vegetative cover capable of withstanding extended periods of inundation, except in spaces designed for specific recreational uses (e.g., baseball fields), and
- iii. Maintain slopes of 4:1 or shallower; alternatively, a retaining wall may be incorporated into a portion of the facility, provided the design of provided the design of walls are compatible with the principal building in terms of texture, quality, material and color, and
- iv. Provide at least two of the following three features:

- a) Pedestrian access trails to the stormwater control facility from the existing and/or proposed pedestrian network associated with the site or development. Trails are not required to meet the minimum specifications for sidewalks or multipurpose trails as described within the City's standard specifications and details, and may be constructed of any discernible, leveled, and stable surface material, including but not limited to: brick or masonry, gravel, mulch, wood chips, mowed grass, or
- b) Inclusion of other permanent, pedestrian-oriented features, including but not limited to: seating, dining tables, and mounted trash cans, in areas around or proximate to the stormwater control facility, or
- c) Grading and slopes of 8:1 or shallower which will allow utilization of the facility as an area for recreation when not in use as a detention facility (except on the dam structure and as is necessary to tie the dam back to existing grades); alternatively, a retaining wall may be incorporated into a portion of the facility, provided the design of walls are compatible with the principal building in terms of texture, quality, material and color.

3. Incentives

When a permanent stormwater retention pond or detention basin provides amenity features in compliance with the minimum requirements of this UDO, then the following provisions may also apply:

- a. The permanent stormwater retention pond and detention basin and related facilities, including amenity features, may be placed within required landscaping areas, including but not limited to: street protective yards, transitional protective yards and parking lot landscaping areas, (except in tree conservation areas adjoining thoroughfares, within areas zoned for resource management, tree protection areas, and in natural protective yards).
- b. When a permanent stormwater retention pond or detention basin is located within a required landscaping area, the portion of land associated with or adjacent to the stormwater control facility is only required to meet 80% of the minimum planting requirements of the required landscaping area.

C. Screening Requirements

When amenity features are not provided as set forth in [Sec. 7.2.6.B](#), screening of the stormwater control facility is required as set forth below:

- 1. All vegetative screening shall be 75% locally-adapted evergreen species.
- 2. All vegetative material shall be planted so as to attain a screen occupying at least 75% of a vertical plane around the perimeter of the facility to an average mature height of six feet above grade.
- 3. Screening shall be required around the base of the dam structure (as applicable), but not on the dam structure, with those plant materials in immediate proximity to the dam characterized by shallow, non-invasive root systems.
- 4. Screening shall not be required within required facility inlets or facility outlets, or within a maintenance access path provided that such path does not exceed 12 feet in width; in all other instances, at an average mature height of planting, the maximum open horizontal space between vegetative screening materials shall not be more than two feet in width.
- 5. Vegetative material composing the screen shall be selected and installed so as to exhibit variety in texture, color, spread and height by using ornamental or deciduous shade trees in combination with evergreen materials.
- 6. In some cases, vegetative material may be placed in clusters or groups to add additional visual interest as well as to achieve intermittent levels of vertical height; and
- 7. In situations where the stormwater control facility utilizes a fence, all vegetative material associated with screening the facility shall be located outside the fence.
- 8. In situations where a fence and gate are proposed, the fence and gate shall be colored black, forest green, dark brown or similar dark color, unless the fence is constructed of masonry, wood, or similar natural material, in which case it may be left to weather naturally.

Sec. 7.2.7. Design and Installation

A. Certificate of Compliance Required

1. The Planning and Development Officer cannot issue a certificate of compliance until all landscaping has been installed in accordance with the requirements of this UDO.
2. A temporary certificate of compliance may be issued when the Planning and Development Officer determines that due to the unavailability of plant material or weather concerns that planting landscaping would jeopardize the health of plant materials for a period of up to one year following the date of application for a certificate of compliance. The applicant shall make the following arrangements to secure a temporary certificate of compliance:
 - a. Produce a contract, binding for one year from the date approved by the City, for the completion of the landscape work. Such contract shall specify that the work shall be completed before or during the year immediately following the date of application for a certificate of compliance. The City shall not be a party nor a third party beneficiary to the contract.
 - b. The applicant shall also agree in writing that they, or their successors or assigns, shall provide the required planting within the one-year period, as a condition for obtaining a certificate of compliance for the principal use so long as the principal use shall continue. The applicant shall also agree that the principal use shall be discontinued if the required planting is not provided. Violations of these provisions shall constitute an unauthorized illegal occupancy of the principal use.

B. Sight Triangle

1. Landscaping shall not obstruct the views of motorists using any street, driveway, parking aisles or the approach to any street intersection.
2. All landscaping installations must comply with the sight triangle requirements of the Raleigh Street Design Manual.

C. Plant Material

1. General Provisions

- a. Plant materials must be hardy to zone 7 in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
- b. Plant materials must be able to survive on natural rainfall once established with no loss of health.
- c. Tree height is measured from the top of the root ball to the tip of the main stem.
- d. Trees cannot be planted within a tree conservation area or the critical root zone of an existing tree and must be planted at least 15 feet from any other tree and no further than 50 feet from any other tree, measured from tree trunk to tree trunk.

2. Shade Trees

- a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.
- b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of three inches and be at least 10 feet tall at time of planting.

3. Understory Trees

- a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least six feet tall at time of planting.
- c. Multi-stem understory trees planted to meet the landscaping requirements must be at least six feet tall at time of planting.

4. Additional Requirements for Trees in a Protective Yard

- a. In a protective yard, 50% of required trees shall be locally adapted evergreen species.
- b. Trees shall be distributed so that there are no horizontal gaps between trees greater than 30 feet, measured along the property line.

5. Shrubs**a. Parking Area**

In a parking area, all shrubs planted to meet the landscaping requirements shall be of a species that under typical conditions can be expected to reach a height and spread of three feet within three years of planting. All shrubs shall be a minimum of 18 inches tall when planted.

b. Protective Yard

- i. In a protective yard, all shrubs planted to meet the landscaping requirements shall be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of three feet within three years of planting. All shrubs shall be a minimum of 18 inches tall when planted.
- ii. Shrubs planted in a Type C2 street protective yard shall be of species that under typical conditions can be expected to reach a height and spread of five feet within three years of planting. All shrubs shall be a minimum of three feet tall when planted.
- iii. In a street protective yard, shrub planting must form at least one continuous row of shrubs spaced five feet on center across the entire protective yard except for driveways.
- iv. Shrubs cannot be planted within the critical root zone of any tree.
- v. Where a protective yard is also a tree conservation area, shrubs must be planted adjacent to and outside the tree conservation area.

6. Planting in Easements

No required landscaping or screening shall be planted inside utility and drainage easements, excluding overhead easements, without the consent of the City and the easement holder.

D. Maintenance of Landscaping**1. Responsibility**

The owner or tenant is responsible for maintaining all required landscaping in good health. Any dead, unhealthy or missing landscaping must be replaced with landscaping that conforms to this UDO within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials). In the event that required landscape is severely damaged due to an unusual weather occurrence or other act of nature, the owner or tenant may have two years to replace the required landscaping.

2. Soil Erosion

All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

3. Pruning and Trimming

- a. All required landscaping shall be allowed to reach its required size and shall be maintained at that required size.
- b. Except for trimming and pruning done in strict accordance with the terms, conditions, and provisions of a permit issued by the City Forestry Specialist, or pruning and trimming done under an issued permit in strict accordance with the line clearance policies and standards governing such activities established pursuant to Part 9, chapter 8, required landscaping shall not be cut or excessively trimmed or otherwise damaged so that their natural form is impaired.
- c. A violation of this section shall subject the violator to a civil penalty of a minimum of \$1,000 for the first tree plus \$100 per caliper inch of any other tree unlawfully pruned damaged or excessively trimmed.
- d. This civil penalty shall be processed as set forth in [Sec. 10.4.2](#). In addition to this civil penalty, if more than 50% of the crown of a tree is removed within a continuous five-year period, or more than 40% of the critical root zone of the tree is subjected to tree disturbing activity, or if more 1/3 of the circumference of the tree is exposed by pruning cuts, the owner of real property, where a violation has occurred, shall replace each unlawfully pruned, damaged, excessively trimmed, or removed tree with a tree or trees of equal diameter.

- e. Any replacement tree shall have a minimum caliper of three inches and be at least 10 feet tall at time of planting. Any replacement tree not planted in the original location shall be planted in a planting area of least 200 square feet in area with minimum dimension of 10 feet.
- f. If the property the violation has occurred fails to contain sufficient land area to replant the required replacement trees and replacement trees can not be planted on adjoining street right-of-way, then in lieu of such replacement trees, a fee equal to \$100 per caliper inch of replacement trees shall be paid to the City.
- g. The City Forestry Specialist may require crown restoration and crown reduction for any unlawfully pruned damaged or excessively trimmed tree. All such corrective pruning shall be done under the supervision of a certified arborist.

4. Excessively Trimmed

The pruning, cutting, or otherwise damaging the natural form of a tree when it meets one or more of the following:

- a. Removes more than 25% of the crown system of a tree within a continuous five-year period.
- b. Removes, cuts, or covers more than 25% of the root system of a tree within a continuous five-year period.
- c. Fails to conform to the pruning cuts methods set forth in the current edition of "Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices" of the American National Standards Institute.
- d. Is made for a purpose other than "hazard pruning," or "utility pruning," or "maintenance pruning" as set forth in the current edition of "Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices" of the American National Standards Institute.
- e. Is crown reduction, heading, vista pruning, or pollarding as set forth in the current edition of "Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices" of the American National Standards Institute.

E. Credit for Existing Vegetation

- 1. Existing trees and shrubs that meet the requirements of this Article may be may be preserved to satisfy the landscaping requirements.

- 2. Credit toward the required number of trees or shrubs will be given on a tree-for-tree basis for each preserved tree or shrub. Where existing native vegetation does not meet the required landscaping standards, landscaping that meets the requirements of this Article must be installed.
- 3. No credit is allowed for any tree or shrub if the tree or shrub is unhealthy or dead or is hazardous. The death of or replacement of any preserved tree or shrub which was used for credit requires the owner to plant new trees equal to the number of credited trees; such plantings must meet the requirements of this Article.
- 4. In the event that existing native habitat or vegetation has been credited and is subsequently removed or dies, it shall be replaced with landscaping that meets the requirements of this Article.
- 5. Supplemental landscaping may be required, if it can be reasonably inferred that after five years, the existing native habitat or vegetation will not continually provide a year-round foliage screen between properties.
- 6. The critical root zone of each preserved tree must be entirely with no tree disturbing activity within any critical root zone.
- 7. During construction, tree protection fences must be used.

F. Replacement by Condemnor

Whenever any condemnor acquires property through eminent domain it shall be the responsibility of the condemnor to replace, in accordance with the provisions of this UDO, those complying elements which were removed unless a less stringent standard is required.

Sec. 7.2.8. Walls and Fences

A. Applicability

The following requirements apply to walls and fences located outside of a protective yard or required screening area.

B. General Standards

1. Fences and walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; wood; wrought iron; composite fencing; wire, PVC vinyl; aluminum; metal or other material approved by the Planning and Development Officer.
2. No wall containing more than 50% exposed standard concrete masonry blocks may be allowed, whether painted or not.
3. No wall or fence may be located within any required drainage or utility easement, or similar City of Raleigh easement.
4. Barbed wire or concertina wire may be allowed in accordance Sec. 13-3011.
5. Except in an IH District, chain-link fences are not allowed in any front or side street setback.
6. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.
7. Except in an IH District, a wall or fence not more than six feet height may be located in a front or side street setback, provided the opacity of the wall or fence above four feet in height exceeds 50%.
8. A wall or fence may not exceed eight feet in height in a side or rear setback.

C. Fences and Wall Adjacent to Thoroughfares

1. A fence or wall located within 20 feet of a Thoroughfare right-of-way shall either be less than 42 inches in height or situated at least 15 feet from the edge of the right-of-way and be screened with evergreen planting materials, so that no more than one-fourth of the fence or wall surface area will be visible from the Thoroughfare within three years of erection of the fence or wall.
2. All fences and walls that are more than 42 inches in height and are located

between 20 and 40 feet from any Thoroughfare right-of-way shall be installed with planting materials, so that no more than one-third of the fence or wall surface area will be visible from the Thoroughfare within three years of erection of the fence or wall. 40% of this plant material may be deciduous. Decorative fences that are more than 50% open shall be exempt from these provisions.

Article 7.3. Signs

Sec. 7.3.1. Applicability

No sign may be altered, replaced, converted, changed, or otherwise modified except in accordance with the requirements of this UDO.

Sec. 7.3.2. Signs Allowed by District

A. Signs are allowed by district as set forth in the table below.

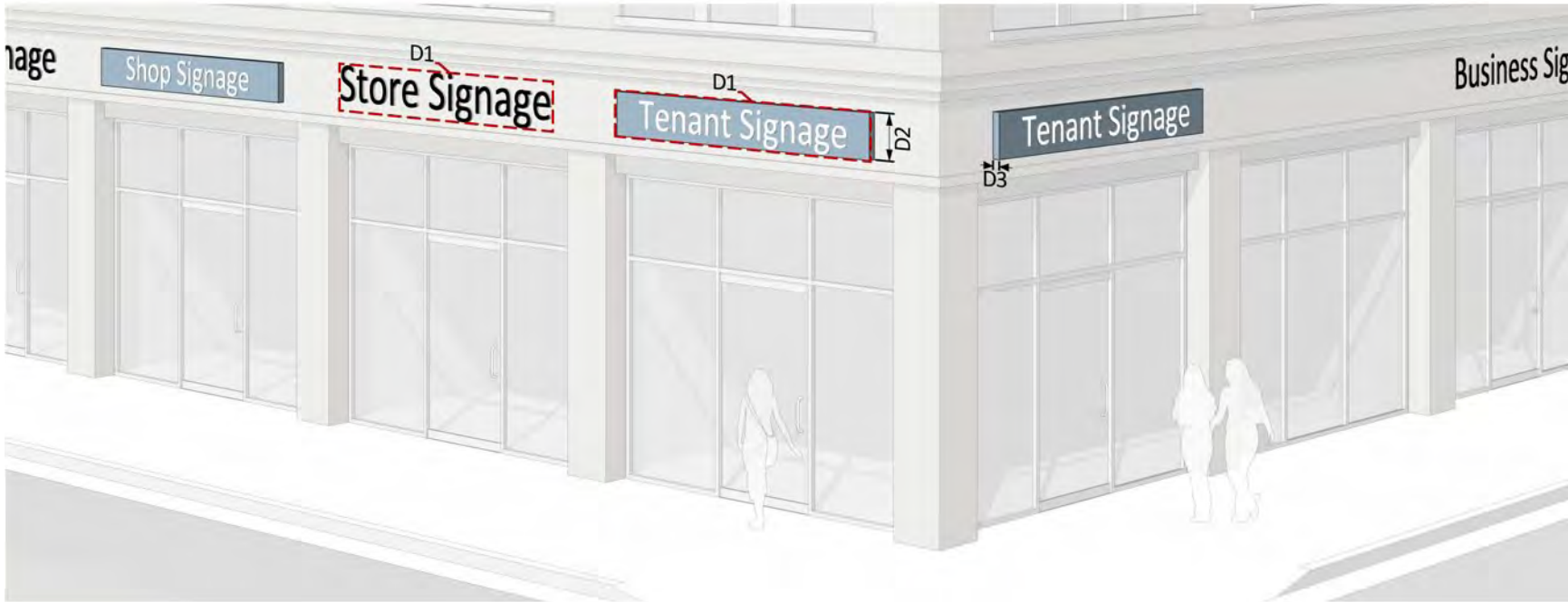
	RESIDENTIAL					MIXED USE (NO FRONTAGE)							SPECIAL					FRONTAGE							Definition/ Standards	
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	R-MP	CMP	-PW	-DE	-PL	-GR	-UL	-UG	-SH		
BUILDING SIGNS																										
Wall Sign	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	P	P	P	P	P	Sec. 7.3.4
Projecting Sign	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	P	P	P	P	P	Sec. 7.3.5
Awning, Gallery, Marquee Sign	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	P	P	P	P	P	Sec. 7.3.6
Window Sign	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	P	P	P	P	P	Sec. 7.3.7
GROUND SIGNS																										
Low Profile	--	--	--	--	--	--	P	P	P	P	--	P	--	--	P	--	P	P	P	P	--	--	--	--	--	Sec. 7.3.8
Medium Profile	--	--	--	--	--	--	--	--	P	P	--	P	--	--	P	--	P	P	--	--	--	--	--	--	--	Sec. 7.3.9
High Profile	--	--	--	--	--	--	--	--	P	P	--	P	--	--	P	--	P	P	--	--	--	--	--	--	--	Sec. 7.3.10
Tract Identification Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	--	P	--	--	--	--	--	Sec. 7.3.11
A-Frame Sign	--	--	--	--	--	P	--	--	--	--	P	--	--	--	--	--	P	--	--	--	P	P	P	P	P	Sec. 7.3.12
ADVERTISING SIGNS																										
Off-Premise Sign	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--	--	--	--	--	--	--	Sec. 7.3.14

Key: P = Sign Permitted -- = Sign Not Permitted

Sec. 7.3.3. Additional Sign Types

Additional sign types may be allowed, requirements for additional sign types are located in [Sec. 7.3.13](#).

Sec. 7.3.4. Wall Signs



A. Description	
An on-premises sign attached flat to or mounted away from but parallel to the building wall, typically extending no more than 12 inches from the building wall. A sign permit is required for a wall sign.	
B. Sign Area Allocation	
Two square feet per lineal foot of each building wall facing a public street or a private drive if lot has no frontage on a public street.	
C. Height	
1.	No portion of a wall sign may extend above the roof line of a building without a parapet wall.
2.	No portion of a wall sign may extend two feet above the roof line of a building with a parapet wall, provided no portion of the sign extends above the parapet.
3.	No wall sign may extend above the lower eave line of a building with a pitched roof.

		-DE	-PL	-GR	-UL	-UG	-SH
D. Frontage Standards							
D1	Size (max)	40 sf	40 sf	40 sf	40 sf	40 sf	40 sf
D2	Height (max)	5'	5'	5'	5'	5'	5'
D3	Projection (max)	6"	12"	6"	6"	6"	6"
D4	Signs per business (max per street frontage)	1	1	1	1	1	1

Sec. 7.3.5. Projecting Signs



A. Description

An on-premises sign attached directly to a supporting building wall, and intersecting the building wall at a right angle. A projecting sign typically extends more than 12 inches from the building wall, and may be two or three-dimensional. A sign permit is required for a projecting sign.

B. Size

A projecting sign may not exceed 40 square feet in area. A projecting sign which is not internally illuminated and is suspended to allow the sign to swing due to wind action is not allowed to exceed 16 square feet in area.

C. Location

C1	Signs per business (max per street frontage)	1
C2	Clear height (min)	9'
C3	Projection from wall (max)	5'
C4	Distance from curb (min)	18"
C5	ROW Encroachment	Allowed with Council approval

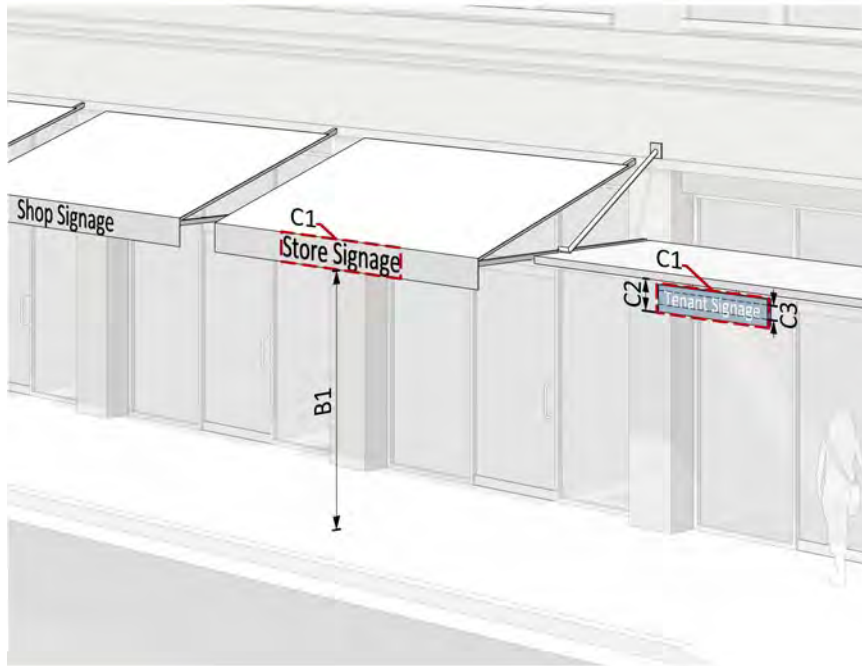
D. Frontage Standards

		-DE	-PL	-GR	-UL	-UG	-SH
D1	Ground story: Sign area per sign face (max)	25 sf	40 sf	40 sf	40 sf	40 sf	40 sf
D2	Ground story: Height (max)	5'	8'	8'	8'	8'	8'
D1	Upper story: Sign area per sign face (max)	25 sf	72 sf	72 sf	72 sf	72 sf	72 sf
D2	Upper story: Height (max)	5'	12'	12'	12'	12'	12'

E. Miscellaneous

1. Projecting signs erected at the intersection of building corners when the building corner adjoins the intersection of two streets may intersect at a 45 degree angle to the corner of the building, in which case only one projecting sign is allowed.
2. No projecting sign is allowed to extend above the roof line or the parapet wall.
3. Buildings with two or more stories may not have a projecting sign located higher than the second story or 24 feet, whichever is less.

Sec. 7.3.6. Awning, Gallery, Marquee Signs



A. Description

An on-premise sign attached flat to (or extending vertically upward or downward) from an awning, gallery or marquee. A sign permit is not required.

B. Location

B1	Clear height (min)	8'
B2	ROW Encroachment	Allowed with Council approval

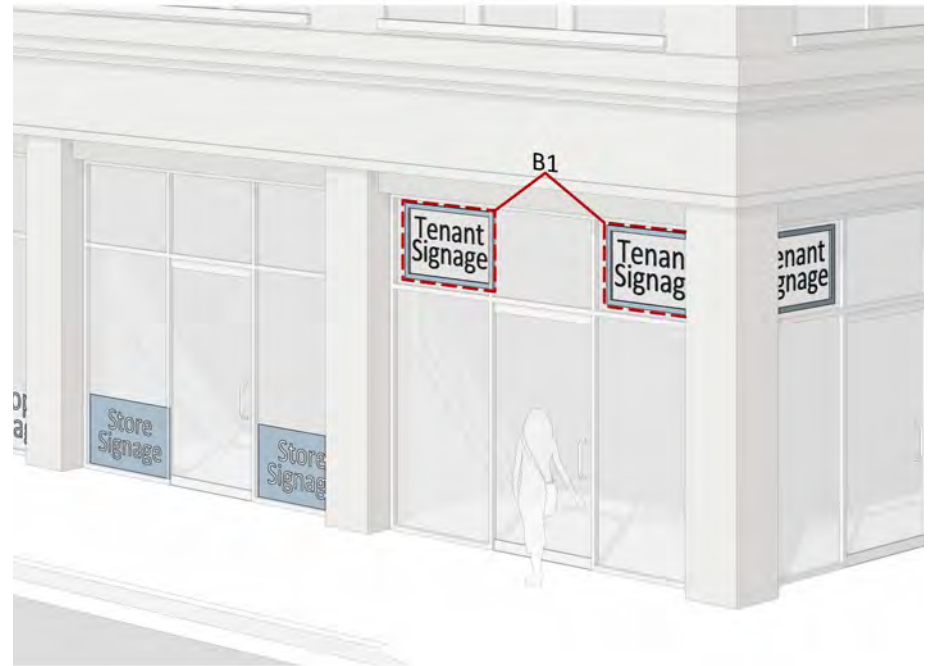
C. Size

C1	Area (max)	15 sf
C2	Height above or below awning, gallery or marquee (max)	12"
C3	Height of letters (max)	18"

D. Miscellaneous

Signs shall not extend outside the overall length or width of an awning, gallery or marquee, or extend above the height of the building wall that the awning, gallery or marquee is attached.

Sec. 7.3.7. Window Signs



A. Description

A window sign is an on-premise sign attached flat but parallel to the inside of a window or is within 12 inches of the inside of the window. A sign permit is not required.

B. Size

B1	Area per business (max combination of all windows covered by window signs)	30%
B2	Window signs may only cover 5% of window area between 4 and 7 feet above the adjacent sidewalk	

Sec. 7.3.8. Low Profile Ground Signs



A. Description		
A freestanding sign no more than 3½ feet in height on a supporting structure, post, mast, or pole and not attached, supported or suspended to or from any building or structure. A sign permit is required for a ground sign.		
B. Size		
B1	Area (max)	70 sf
B2	Height (max)	3.5'
B3	Size of copy (min)	4"
B4	Lines of copy (max)	5
B5	Length in OP District (max)	20'
C. Location		
C1	Signs per site (max per street frontage)	1
C2	Street frontage required (min)	n/a
C3	ROW Encroachment	Allowed with Council approval
D. Miscellaneous		
All ground sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.		

Sec. 7.3.9. Medium Profile Ground Signs



A. Description

A freestanding sign no more than 70 feet in area erected on a supporting structure, mast, post, or pole not more than 15 feet in height; or a freestanding sign no more than 100 feet in area erected on a supporting structure, mast, post, or pole not more than 10 feet in height. A ground sign is not attached, supported or suspended to or from any building or structure. A sign permit issued is required for a ground sign.

B. Size

B1	Option 1: Area (max)	70 sf
B2	Option 1: Height (max)	15'
B3	Option 2: Area (max)	100 sf
B4	Option 2: Height (max)	10'
B5	Size of copy (min)	4"
B6	Lines of copy (max)	5

C. Location

C1	Number of signs per site (max)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	100'
C4	ROW Encroachment	Allowed with Council approval

D. Miscellaneous

All ground sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.

Sec. 7.3.10. High Profile Ground Signs



A. Description

A freestanding sign no more than 100 feet in area erected on a supporting structure, mast, post, or pole not more than 15 feet in height not attached, supported or suspended to or from any building or structure. A sign permit is required for a ground sign.

B. Size

B1	Area (max)	100 sf
B2	Height (max)	15'
B3	Size of copy (min)	4"
B4	Lines of copy (max)	5

C. Location

C1	Number of signs per site (max)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	200'
C4	ROW Encroachment	Allowed with Council approval

D. Miscellaneous

All ground sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.

Sec. 7.3.11. Tract Identification Signs



A. Description

A freestanding ground sign identifying entry to a residential, commercial or mixed development or a nonresidential establishment in a residential district. A sign permit is required for a tract identification sign.

B. Size

B1	Copy area (max)	16 sf
B2	Copy height (max)	3.5'
B3	Sign area (max)	160 sf
B4	Sign height (max)	6'

C. Location

C1	Number of signs per street frontage (max)	1
C2	Site with more than 400 feet in street frontage	1 additional sign per frontage
C3	ROW Encroachment	Allowed with Council approval

D. Additional Rules in Mixed Use, IH, CMP District

D1	Size of development (min)	2.5 acres
D2	Lot width (min)	60'
D3	Number of establishments (min)	3

E. Miscellaneous

Identifying signs may be placed on a subdivision wall or fence provided that no part of the wall or fence exceeds six feet in height, or, may be placed on a retaining wall greater than six feet in height provided that no part of the sign exceeds a height of five feet.

Sec. 7.3.12. A-Frame Signs



A. Description		
A small unlit freestanding on-site portable ground sign that is displayed during business hours and removed when the business is closed. A sign permit is not required.		
B. Size		
B1	Area (max)	6 sf
B2	Height (max)	4'
C. Location		
C1	Distance from main pedestrian entrance (max)	5'
C2	Clear pedestrian space	5'
C3	ROW Encroachment	Allowed with Council approval
C4	Number size per establishment (max)	1
D. Miscellaneous		
1.	Sidewalk signs must not interfere with pedestrian travel or encroach upon the required accessible path.	
2.	Sidewalk signs may only be displayed during business hours and must be removed when the business is closed.	

Sec. 7.3.13. Special Sign Types

A. Announcement Signs

An announcement sign is a small on-premises ground sign permitted as use regulation for specific nonresidential uses in a Residential District as set forth in Chapter 6.

B. Crown Signs

An on-premise wall sign located on building a least 200 feet in height.

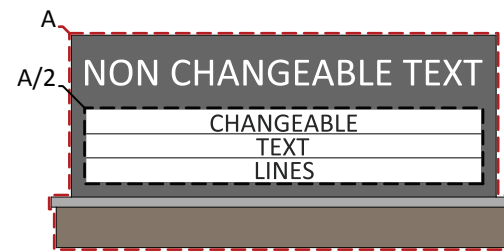
1. In addition to a permitted wall signs, buildings greater than 200 feet in height may contain a crown sign.
2. The amount of additional wall signage shall not exceed 4.70 square feet of signage per building side for each foot of building height over 200 feet tall up to a maximum of 750 square feet.
3. Additional wall signage shall not be transferred from one building side to another.
4. No crown sign shall exceed 750 square feet per sign.
5. Only one crown sign shall be located on any one side of a building.
6. The sign must be located at the top crown of the building, and it shall not extend below the top of the upper floor of the building.
7. The same copy must appear on all additional crown signs.
8. All sign illumination shall be internal.
9. Changeable copy is prohibited.
10. A crown sign shall contain no more than one line of copy, excluding symbols.

C. Changeable Copy Signs

A sign on which copy is changed manually and copy is shown on the same sign face such as reader boards with changeable letters or changeable pictorial panels but not limited to the above. Poster panels and painted boards are not changeable copy signs.

1. For any permitted wall, projecting, ground or tract identification sign up to 50% of the sign area may be changeable copy (automatic or manual).
2. For tract identification the total area of the changeable copy cannot exceed eight square feet per sign. Only one changeable copy sign may be erected and it must be physically part of that tract identification sign.

3. No changeable copy sign may contain more than three horizontal pieces of information.
4. Except a changeable copy time and temperature signs, no changeable copy sign, may change more than four times in any 24 hour period.



D. Directional Signs

A sign that orients pedestrian and vehicular traffic to different areas within a development of over 200 acres.

1. Directional signs are only allowed in developments that contain at 200 acres.
2. No sign permit shall be issued for a directional sign until a common signage plan has been approved as set forth in Sec. 7.16.H.
3. All direction signs shall be under the maintenance responsibility of a single association or other legal entity.
4. If any common signage plan amendment is approved, all existing signs that do not comply with the new sign criteria shall be removed within 30 days of approval of such amendment.
5. There shall be no more than one directional sign for every 1,000 feet of frontage along any thoroughfare, commercial or collector street.
6. No directional sign shall exceed seven feet in height and 35 square feet of sign area.
7. The sign may include the name of the overall development, and the type of land use subareas that is identified in the approved Master Plan.
8. Directional signs may be located on the same lot as a ground sign.

E. Directory Signs

A on-premise sign that lists the name of activities, businesses, firms, or tenants of a unified project or site.

1. The site shall contain no more than one directory sign.
2. The maximum sign area shall not exceed three inches by 15 inches for each identified activity, business, firm or tenant on the site.
3. The outdoor directory sign may either be a changeable copy sign or fixed professional nameplates; provided that the standards of each are met.
4. The sign may take the form of any sign permitted in the district that the sign shall comply with the applicable sign requirements. If the directory sign is a ground sign, no other ground sign is allowed unless the directory sign is positioned it not to be visible from any right-of-way and contains no other message, announcement, or decoration.

F. Landmark Signs

A sign that exhibits unique characteristics that enhance the streetscape or identity of a neighborhood and as such contributes to the historical or cultural character of the area or the community at large.

1. The sign is an on-premise sign that meets at least one of the following criteria:
 - a. It was expressly designed for the business, institution, or other establishment at that location; or
 - b. It bears a national emblem, logo, or other graphic that is no longer used by the company; or
 - c. It is a remnant of an advertising program that is no longer used by the parent company.
2. The sign complies with Sec. 7.3.16.D, and if any portion is permitted to remain on or over a public right-of-way, a City or state approved encroachment agreement is executed.
3. The sign complies with the lighting standards of Sec. 7.3.16.F, the prohibited sign requirements of Sec. 7.3.15.
4. The sign exists or will within six months of its designation as a landmark sign be restored, and continuously maintained, in its full original condition except for minor changes required for structural enhancements, changes

required to comply with paragraphs 1. through 3. above, and Federal or State regulations. Where original materials are unavailable, substitute materials, which are as near as possible substitutes for the original material may be used.

5. The sign was erected prior to January 1, 1973, and has existed continuously in place on the site.
6. The application requesting landmark designation was completed and submitted to the Inspections Department within six months of the application of Ordinance No. 1993-207-TC-59, or within six months following an extension of areas in which this ordinance is applicable.
7. The sign is approved by the City Council as a landmark sign.
8. Other signs that are of the same sign type as a landmark sign are permitted on the site so long as: the maximum area, including the area of landmark signs, of such type of signage, is not exceeded, all other applicable requirements for that type of sign are met, and the maximum signage allowed for the site, as determined by Sec. 7.3.16.B, is not exceeded.

G. Miscellaneous (Omnibus) Signs

Each site that is not allowed a wall sign or an on-premises sign or off-premises ground sign is allowed to contain a maximum amount of signage of 60 square feet, provided that, no sign is more than 15 square feet in area and 3½ feet in height.

H. Private Street Signs

A sign placed on private property that identifies name of a private street.

1. Sign Legend

a. Name and Block

- i. The approved street name, and block number must be shown on each sign face.
- ii. The street name must be shown in a clear, readable style of print. Cursive letters cannot be used.
- iii. Block numbers must be shown in Arabic numerals.

- iv. At the point of intersection with public streets, private street signs shall immediately above the name and block contain the word "private."

b. Abbreviations

The street name shall not be abbreviated but standard abbreviations may be used for the prefix (north, south, east and west) and for the suffix portion of the legend.

c. Minimum Letter Size

Street names shall not be less than four-inch uppercase, three-inch lowercase. Block number or building references shall not be less than two inches.

2. Visibility and Reflectivity

- a. Legend and background color selection shall effect clear contrast and visibility for both day and night identification so that the name is easily identifiable for up to 175 feet from the sign.
- b. All legends and backgrounds shall be reflectorized to insure visibility at night.

3. Location, Number and Placement

a. Location

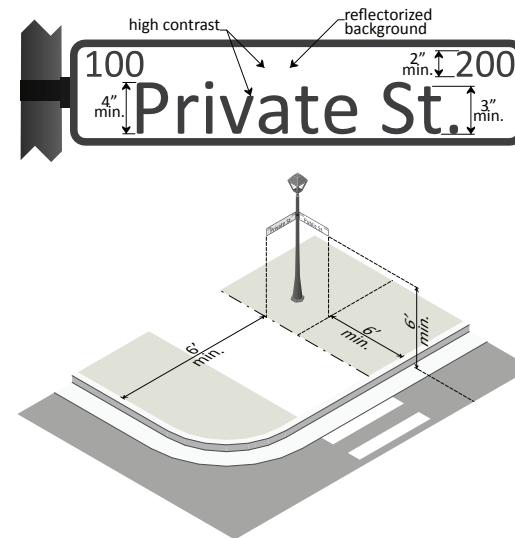
- i. At intersecting private streets, the sign shall be placed as near as possible to the intersection of a line parallel to and six feet from each private street.
- ii. The private street name marker assembly shall not be placed on the public right-of-way and shall not be closer than six feet to the edge of pavement of the private street.

b. Number

A sign face for intersecting private street, or private street and public streets, shall be required so that the respective street name and block number is displayed to the appropriate direction of travel.

c. Vertical Position

The bottom of the sign shall be a minimum of six feet above the elevation of the adjacent street.



I. Product and Information Signs

1. A product sign is a sign attached to outdoor vending machines, stands, gasoline pumps, and display racks that direct attention to dispensed products.
2. An information sign is an on-premise sign containing no other commercial message, copy, announcement, or decoration other than instruction or direction to the public. Such signs include but are not limited to the following: identifying restrooms, public telephones, automated teller machines, for lease, for sale, walkways, entrance and exit drives, freight entrances, and traffic direction.
3. A product sign or information sign may not exceed six square feet in area, except in the case of a information sign for a multi-establishment campus.

4. Individual information signs for a multi-establishment campus may be a maximum of 14 square feet in area with a maximum height of 3½ feet and a maximum width of four feet. One primary information sign may be located at each major entrance; provided that, no such sign shall be closer than 100 feet to the public right-of-way, and not exceed a maximum of 35 square feet in area, a maximum height of seven feet, and a maximum width of five feet.
5. The total sign area for all product and information signs located on any site cannot exceed 32 square feet; provided that the total allowable sign area for information signs which are part of a multi-establishment campus may be increased in accordance with the following:
 - a. 32 square feet per major entrance drive for any multi-establishment campus with three or more major entrances from a commercial street or a thoroughfare; and
 - b. 10 square feet for each acre in excess of 10 acres of the multi-establishment campus.
6. No commercial message, copy, announcement, or decoration can be located on the information sign other than instruction or direction to the public.
7. A product sign must be attached directly to either the dispensary structure or the product and cannot be located in any residential district.

J. Temporary Signs

After the issuance of a temporary sign permit the following temporary signs may be erected:

1. Unlighted on-premise portable signs, three-dimensional banners, moored blimps, gas balloons and windblown signs such as pennants, spinners, flags, and streamers for special events for a total period not to exceed 30 days.
2. Construction signs are permitted on a construction site that meet all of the following standards:
 - a. The sign area shall not exceed 15 square feet in sign area in CM, AP or a Residential District and shall not exceed 32 square feet in area in all other districts.
 - b. No construction sign shall be erected prior to issuance of a grading or building permit, and the sign shall be removed within 15 days after issuance of a certificate of compliance.

K. Unit Numbering Identification Sign

1. All unit numbers shall be uniformly located on the side of the building facing the street within 18 inches of the building entrance, or if not possible for architectural or building arrangement reasons prominently displayed on the building wall, easily visible from a public street.
2. However, unit number signs for detached and attached houses and manufactured homes only may, in lieu of being located on the building wall, be located on the mail box or similar sized surfaces attached to mail boxes.
3. Units that do not abut and gain access on a public street must locate identification signs containing the name of the court, street, or way, and the unit numbers on each main entrance to the building.
4. All unit number signs shall be a minimum of three inches in size.
5. Any unit number identification over 10 inches in height shall comply with all applicable sign regulations of this UDO.

L. Windblown Signs

A banner, flag, pennant, spinner, or streamer.

1. No site shall contain more than three windblown signs. Each windblown device erected to a tether, pole, mast, building, or any structure shall be deemed to be a separate distinct windblown sign.
2. The total sign area of all windblown signs on a site located in a mixed or special district shall not exceed 40% of the maximum allowable signage as set forth in [Sec. 7.3.16.B.](#)
3. The total sign area of all windblown signs on a site located in a residential district shall not exceed 35 square feet.
4. The maximum height of a windblown sign shall not exceed 20 feet or the tallest principal building located on the site, whichever is greater.
5. The windblown sign limitations do not apply to temporary windblown signs erected pursuant to [Sec. 7.3.13.J.](#)

Sec. 7.3.14. Off-Premise Signs

A. Purpose

1. For the purpose of regulating excess signage, encouraging the positive economic development of the City, promoting the safety of the traveling public, protecting existing property values in both residential and nonresidential areas, preventing the overcrowding of land, promoting a positive community appearance as part of a concerted City-wide effort to protect and enhance the aesthetics of the Capital City for the enjoyment of all citizens of North Carolina, outdoor advertising signs is controlled and regulated.
2. The regulations are designed to prevent their overconcentration, improper placement, and excessive height, bulk, number, and area. It is recognized that, unlike on-premise identification signs which are in actually a part of a business, outdoor advertising is a separate and distinct use of the public thoroughfare. With a view to this distinction, outdoor advertising signs are regulated differently from on-premise signs. It is intended that outdoor advertising signs be located away from residential areas, and that such signs be regulated to protect the character of the area wherein outdoor advertising signs are located, and to conserve property values in these areas.

B. General Regulations

1. All outdoor advertising signs shall be consistent with all definitions and shall comply with all standards and regulations of this UDO.
2. Except for ordinary maintenance, and repair, poster panel replacements, copy, changes, or repair not involving structural, material, or electrical changes, no outdoor advertising signs, or part of an outdoor advertising signs, shall be erected, altered, constructed, changed, converted, re-erected, additionally illuminated, reduced in size, enlarged, or moved unless the entire outdoor advertising sign and structure are brought into conformity with this UDO.

C. Area of Outdoor Advertising Signs

1. No outdoor advertising sign facing streets with four or more traffic lanes may exceed 150 square feet.

2. Outdoor advertising signs facing streets with fewer than four traffic lanes may not exceed 75 square feet.
3. The sign area is measured by finding the area of the minimum imaginary rectangle or square of vertical and horizontal lines which fully encloses all extremities of the sign, excluding supports, the base, or apron unless, the copy message, announcement, or decoration appears on the base or apron. The allowable sign area of signs with equal size and shape for both double-faced (back-to-back) and V-type signs is measured by computing the area of only one side of the sign. Both sides of a double-faced or V-type sign shall be of equal size.
4. The sign area of signs with three or more sides (multiple sided signs) containing a copy, message, decoration, or announcement visible from a street, highway or expressway is measured as the sum of the area of any two adjacent sides.

D. Height

No outdoor advertising sign or outdoor advertising sign, including base or apron, supports, supporting structures, and trim, may exceed 30 feet in height.

E. Setback Requirements

District setback requirements are not applicable to outdoor advertising signs.

F. Construction Standards

1. Compliance with Building Codes

All signs shall comply with the appropriate detailed provisions of the North Carolina and City Building Codes, the National Electric Code and other provisions of the Code of the City of Raleigh.

2. Clearance from High-Voltage Power Lines

Outdoor advertising signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with the National Electric Code; provided that, no outdoor advertising sign shall be erected closer than 10 feet in any direction from any conductor or public utility guy wire.

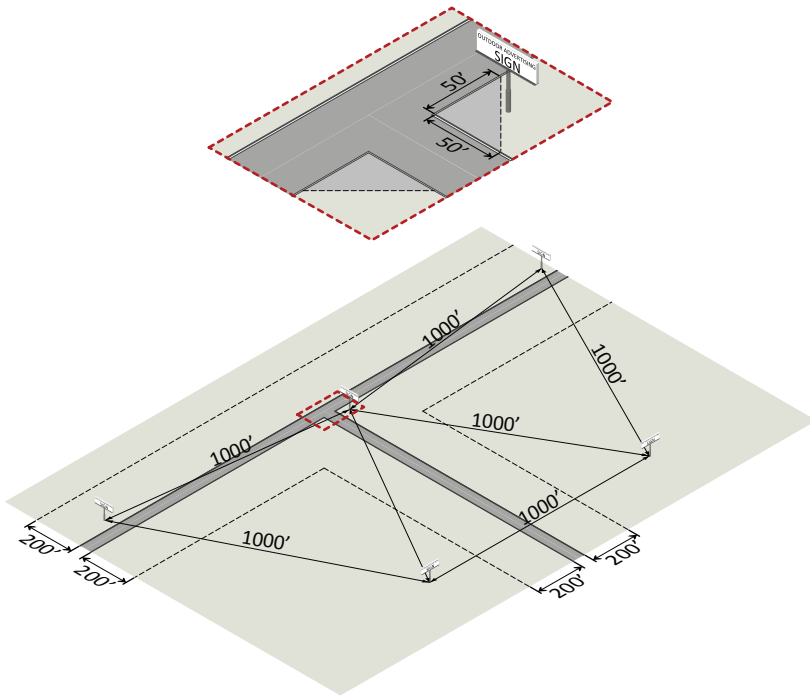
G. Location and Spacing

1. Corner Lots

No part of an outdoor advertising sign may be located within a triangular area formed by the street right-of-way lines and a line connecting them at points 50 feet from the right-of-way intersection.

2. Spacing of Signs

- a. No part of any outdoor advertising sign shall be located less than 1,000 feet from any part of another outdoor advertising sign when located within either of two 200-foot corridors along each side of a roadway. The two corridors shall be delineated by connecting perpendicular measurements from all points along the road rights-of-way. No part of any permitted outdoor advertising sign which is located outside of the 200-foot corridor areas may be located within a 1,000-foot radius of any other outdoor advertising sign.
- b. No part of any outdoor advertising sign is permitted within 400 feet of a district that allows dwellings.



Sec. 7.3.15. Prohibited Signs

The following signs are prohibited within all districts

- A. Any sign which the Public Works Director determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal.
- B. Illuminated, highly reflective signs, or spotlights which the Public Works Director determines hampers the vision of motorists or bicyclists.
- C. Signs, lights, rotating disks, words, and other devices which resemble traffic signals, traffic signs, or emergency vehicle lights.
- D. Signs, lights, rotating disks, words, and other devices not erected by public authority which may be erroneously construed as governmental signs or emergency warning signs.
- E. Any sign which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairways, ladder, or opening intended as a means of ingress or egress or providing light or air.
- F. Any sign placed on any curb, sidewalk, post pole, hydrant, bridge, tree, or other surface located on, over, or across any public street, right-of-way, property or thoroughfare, unless authorized by the City Council.
- G. Flashing signs, travelling lights, or signs animated by lights or changing degrees of intensity, except signs in public rights-of-way.
- H. Sign which mechanically move, except signs on public rights-of-way.
- I. Roof signs.
- J. The tacking, posting, or otherwise affixing of signs of a miscellaneous character visible from a public way located on the outside walls of buildings, barns, sheds, trees, poles, fences, or other structures provided mailbox and paper tube identification signs which do not exceed one square foot in area, and signs which warn the public against danger shall be allowed.
- K. Any message, copy or announcement, which uses a series of two or more signs placed in a line parallel to a street, highway, or expressway carrying a single message or copy.
- L. Any sign which pertains to a business, profession, commodity, or service which is vacant, unoccupied, or discontinued for a period of one year or more; any part of a sign which is unused for a period of one year or more; or any sign

which pertains to an event or purpose which no longer applies shall be deemed abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or the owner or tenant of the premise.

M. Any sign unlawfully erected or maintained.

Sec. 7.3.16. General Sign Regulations

A. Area Computation of Copy and Signs

1. Individual Letters

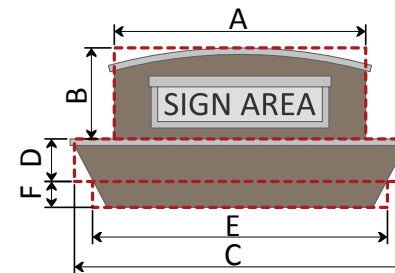
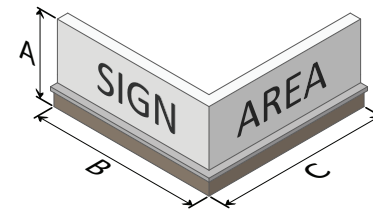
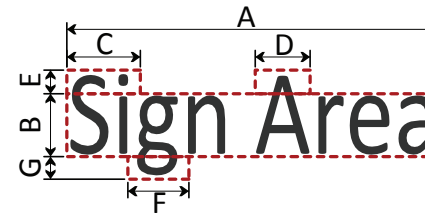
- The area of copy or the area of a sign which consists of individual letters that are erected directly onto a surface exclusive of any sign face, is measured by finding the area of the minimum imaginary rectangles or squares of vertical and horizontal lines, which fully encloses all sign words, copy, or message.
- All or a portion of at least one side of each rectangle and square must be coterminous with the side of another rectangle or square. At least 75% of the sign area must be enclosed by one rectangle or square.
- Rectangles and squares cannot be configured to indent within a letter.

2. Multi-Sided Signs

The sign area of a sign with three or more sides (multi-sided signs) containing a copy, message, decoration, or announcement visible from a street, highway, or expressway is equal to the sum of the areas of any two adjacent sides.

3. All Other Signs

- The sign area is measured by finding the area of the minimum imaginary rectangles or squares of vertical and horizontal lines which fully enclose all extremities of the sign, exclusive of its supports.
- All or a portion of at least one side of each rectangle or square must be coterminous with the side of another rectangle or square.
- At least 75% of the sign area must be enclosed by one rectangle or square.
- Rectangles and squares cannot be configured to indent within a letter.



B. Maximum Signage

- The total maximum signage allowed for any single establishment located in a Mixed Use, IH or CMP district, not including an area with an adopted Streetscape Plan or properties with frontage on Fayetteville Street, is two square feet per linear foot of side of the building facing along any street up to a maximum of 300 square feet.
- If a ground sign or tract identification sign is located on the site, the maximum sign area per establishment is limited 200 square feet.
- No premise, including those in a Residential District, is prevented from having at least 32 square feet of on-premise signage, except for properties with frontage on Fayetteville Street as described below. Allowable signage may be allocated among the permitted signs in the district.

4. The maximum allowable signage limitation does not apply to Landmark signs, product and information signs, unit numbering identification signs under 10 inches and temporary signs.
5. No sign or combination of signs shall exceed a total of three square feet per linear foot of building frontage for properties with frontage on Fayetteville Street, applies south of Morgan Street and north of South Street.

C. Adopted Streetscape Plans

Within areas where an adopted Streetscape Plan applies, conformance to the adopted Streetscape Plan is required. In the event of a conflict with the general sign requirements of this Article and an adopted Streetscape Plan, the Streetscape Plan standards shall apply.

D. Noncommercial Copy Permitted

Any sign authorized in this UDO is allowed to contain noncommercial message in lieu of any commercial message.

E. Construction Standards

1. Compliance with Building Code

All signs shall comply with the appropriate provisions of the North Carolina State and City Building Codes, the National Electric Code, and other provisions of the City Code.

2. Clearance from High Voltage Power Lines

Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electric Code specifications, provided that no sign, except government traffic signs, shall be installed closer than 10 feet in any direction from any conductor or public utility guy wire.

F. Sight Triangle

1. Signs shall not obstruct the views of motorists using any street, driveway, parking aisles or the approach to any street intersection.
2. All signs must comply with the sight triangle requirements of the Raleigh Street Design Manual.

G. Illumination of Signs

Any conforming sign, unless otherwise specifically regulated, may be illuminated provided the following standards are met:

1. Any light source from any illuminated sign or flood light used to illuminate a sign must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists or pedestrians, as determined by the Public Works Director.
2. No illuminated sign shall cast light to exceed 0.5 footcandles measured at the property line of any Residential District and 2.0 footcandles measured at the right-of-way line of a street.
3. Internal illumination cannot exceed 10 footcandles measured at a distance of 10 feet from the sign.
4. All electrically illuminated signs shall have a disconnecting switch located in accordance with the provisions of the National Electric Code.
5. Applications for both a sign permit and an electrical permit shall be submitted and approved by the City prior to the installation.
6. In any -AOD, all illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.

H. Common Signage Plan

1. To achieve congruity, unity of development, and to avoid conflicts within any site with more than one principal building, no sign permit shall be issued to any development containing more than one establishment until a common signage plan has been approved in accordance with **Sec. 10.2.13**.
2. No permit will be issued in violation of the common signage plan. Such criteria shall be as follows:
 - a. Specified allowed type script that shall be observed;
 - b. Maximum and minimum letter height that shall be observed;
 - c. Specified allowed sign types, all other signs shall be prohibited;
 - d. Sign placement by specifying sign panel location or elevations;

- e. Specified maximum of three colors to be applied to the sign and its background that shall be observed. Colors shall include black and white.
- f. In addition to the three color limit, one additional color of either black or white or a color that matches the building material color of the wall on which it is attached, or the dominant exterior building material such as, but not limited to, brick or marble may be allowed.
- g. Federal and State registered trademarks or service marks may employ additional colors; provided, they do not exceed 12¼ square feet in area and 3½ feet in any dimension. The sign includes its casings, supports, and backings. Only those signs which are erected or altered after the common sign plan is established shall be affected by the common sign plan.

Sec. 7.3.17. Nonconforming Signs

- A. Signs which are made nonconforming by an amendment to this UDO or an amendment to the Official Zoning Map or extension of areas in which this UDO is applicable shall be discontinued and removed or made conforming within 5½ years after the date of the amendment or extension, unless explicitly prohibited by state statute.
- B. Nothing in this UDO shall prohibit the ordinary maintenance repair of a nonconforming sign or replacement of a broken part of a nonconforming sign. Whenever any nonconforming sign, or part of a nonconforming sign is altered, replaced, converted or changed, the entire sign must immediately comply with the provisions of this UDO.
- C. Nonconforming signs that are destroyed or damaged by 50% or more of their value shall not be rebuilt or repaired except in conformance with this UDO.
- D. Nothing in this UDO shall prevent a City Council-designated landmark sign from indefinitely remaining on-premise so long as the landmark sign complies with all the standards of **Sec. 7.3.15.**

Article 7.4. Site Lighting

Sec. 7.4.1. Applicability

A. General

1. This Article does not apply to lighting installed in the public right-of-way or along any greenway.
2. The installation of site lighting, replacement of site lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location shall be made in strict compliance with this UDO.
3. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is permitted for all existing fixtures not subject to paragraph 4. below.
4. Existing site lighting that fails to conform with this Article shall be discontinued, removed, or made to conform within 5½ years after the effective date of this UDO or date of annexation.

B. Change in Use

A change in use does not trigger application of this Article except when there is a specific use standard requiring site lighting for a new use.

C. Permit Required

A permit is required for work involving site lighting. Documentation must be submitted that states the proposed site lighting complies with the provisions of this UDO. At a minimum, the documentation submitted must contain the following:

1. A point-by-point footcandle array in a printout format indicating the location and aiming of illuminating devices. The printout must indicate compliance with required footcandle limitations.
2. Description of the illuminating devices, fixtures, lamps, supports, reflectors, poles, raised foundations and other devices, including but not limited to manufacturers or electric utility catalog specification sheets, and photometric report indicating fixture classification.
3. The Planning and Development Officer may waive any or all of the above permit requirements, provided the applicant can otherwise demonstrate compliance with this UDO.

Sec. 7.4.2. Light Level Measuring

- A. Light levels are specified, calculated and measured in footcandles. All footcandles values are maintained footcandles.
- B. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.

Sec. 7.4.3. Prohibited Sources

The following light fixtures and sources cannot be used:

- A. Cobra-head-type fixtures having dished or drop lenses or refractors which contain sources that are not incandescent;
- B. Temporary searchlights and other high-intensity narrow-beam fixtures; and
- C. Light sources that lack color correction or do not allow for uniform site lighting.

Sec. 7.4.4. Design and Installation Requirements

All light fixtures shall meet the following requirements:

- A. The maximum light level of any light fixture cannot exceed 0.5 footcandles measured at the property line of any Residential District and 2.0 footcandles measured at the right-of-way line of a street.
- B. Lighting must not be oriented so as to direct glare or excessive illumination onto adjacent properties, streets or sidewalks.
- C. Service connections for all freestanding lighting fixtures must be installed underground.

Sec. 7.4.5. Parking and Pedestrian Areas

- A. Light fixtures within parking and vehicular display areas may be no higher than 30 feet.
- B. Light fixtures within pedestrian areas may be no higher than 15 feet.
- C. Light fixtures located within 50 feet of the property line of a Residential District may be no higher than 15 feet.
- D. Light fixtures within 25 feet of a street right-of-way must be forward throw fixtures.
- E. Light fixtures in parking and vehicular display areas must be full cutoff. In all other areas, light fixtures with more than 2,000 lumens must be full cutoff unless they meet the following:

1. Non-cutoff fixtures can be used when the maximum initial lumens generated by each fixture does not exceed 9,500 lumens;
 2. If the unshielded fixture has all metal halide, fluorescent, induction, white high pressure sodium and color-corrected high pressure sodium lamps, the outer lamp envelope must be coated with an internal white frosting to diffuse light;
 3. All metal halide fixtures equipped with a medium base socket must use either an internal refractive lens or a wide-body refractive globe; or
 4. All non-cutoff fixture open-bottom lights must be equipped with full cutoff fixture shields.
- F. To the extent possible, as determined by the Planning and Development Officer, internal light sources within structured parking shall not be visible from the adjacent public right-of-way. Rooftop lighting for parking structures shall be mounted a minimum of 15 feet in from the edge of the structure.

Sec. 7.4.6. Flood Lights and Flood Lamps

- A. Flood light fixtures must either be aimed down at least 45 degrees from vertical, or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.
- B. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees.
- C. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees down from horizontal, or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.

Sec. 7.4.7. Vehicular Canopies

Lighting under vehicular canopies must be less than 24 maintained footcandles, and be designed to prevent glare off-site. Acceptable lighting designs include the following:

- A. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy;
- B. Light fixture incorporating shields, or is shielded by the edge of the canopy itself, so that light is restrained to five degrees or more below the horizontal plane;

- C. Surface mounted fixture incorporating a flat glass that provides a cutoff design or shielded light distribution;
- D. Surface mounted fixture measuring no more than two feet by two feet, with a lens cover that contains at least two percent white fill diffusion material;
- E. Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy, provided the fixture is shielded so that direct illumination is focused exclusively on the underside of the canopy; or

Sec. 7.4.8. Outdoor Recreation Fields and Performance Areas

- A. The mounting height of lighting fixtures cannot exceed 80 feet from finished grade unless approved as a special use permit in accordance with [Sec. 10.2.9.](#)
- B. All fixtures must be equipped with a glare control package, including louvers, shields, or similar devices. The fixtures must be aimed so that their beams are directed and fall within the primary playing or performance area.
- C. No illumination, when measured at the property line, shall exceed 0.4 maintained footcandle of lighting.
- D. Lights within 100 feet of a Residential District cannot be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.
- E. In all other districts, the hours of operation for the lighting system must not exceed one hour after the end of the game or event.

Sec. 7.4.9. Signs

Lighting fixtures illuminating signs must meet the standards of [Sec. 7.3.16.G.](#)

Sec. 7.4.10. Building and Security Lighting

- A. Lighting fixtures shall be selected, located, aimed, and shielded so that direct illumination is focused exclusively on the building facade, plantings, and other intended site features and away from adjoining properties and the street right-of-way.
- B. All wall pack fixtures must be full cutoff fixtures.
- C. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.

Article 7.5. Outdoor Display and Storage

Sec. 7.5.1. Applicability

- A. The requirements of this Article apply to any site where merchandise, material or equipment is stored outside of a completely enclosed building.
- B. Where merchandise, material or equipment is stored outside of a completely enclosed building in an AP District and the storage area lies more than 100 feet from any street right-of-way or property line, the provisions of this Article do not apply.
- C. Where allowed, the outdoor sale, lease or rental of motor vehicles and heavy equipment as part of a properly permitted use are not subject to the provisions of this Article, but must be screened along the street edge by a Type C3 street protective yard as set forth in [Sec. 7.2.2.B.](#)

Sec. 7.5.2. Outdoor Display

A. Defined

1. Outdoor display is the outdoor display of products actively available for sale. The outdoor placement of propane gas storage racks, ice storage bins, soft drink or similar vending machines is considered outdoor display.
2. Outdoor display does not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (see outdoor storage).

B. Standards

Outdoor display is permitted with any nonresidential use in a RX-, OP-, OX-, NX-, CX-, DX- and CMP district following approval of a site plan illustrating the extent of the permitted area for outdoor display. The area for outdoor display must meet the standards below.

1. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day, except propane gas storage racks, ice storage bins, soft drink or similar vending machines may remain outside overnight.
2. Outdoor display is permitted adjacent to the primary facade with the principal customer entrance, but cannot extend more than eight feet from the facade and occupy no more than 30% of the horizontal length of the facade.
3. Outdoor display may not impair the ability of pedestrians to use the sidewalk or parking areas.

Sec. 7.5.3. Outdoor Storage

A. Limited Outdoor Storage

1. Defined

Limited outdoor storage includes, but is not limited to:

- a. Overnight outdoor storage of vehicles awaiting repair;
- b. Outdoor storage of merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers;
- c. Outdoor sales area for building supplies, garden supplies or plants;
- d. Outdoor storage of fleet vehicles; and
- e. Outdoor storage of vehicles, boats, recreational vehicles or other similar vehicles at a storage facility.

2. Standards

Limited outdoor storage is permitted in the OP-, OX-, NX-, CX-, DX-, IX-, AP, IH and CMP districts following approval of a site plan illustrating the extent of the permitted area for limited outdoor storage and provided it meets the standards below.

- a. Limited outdoor storage may not be more than 12 feet in height and must be fully screened from view from the public right-of-way, public parking areas, and abutting properties by an evergreen living fence that covers a least two-thirds of the surface area of the fence at the time of maturity or by a Type C1 or C2 street protective yard as set forth in [Sec. 7.2.2.B.](#)
- b. Limited outdoor storage cannot be located in an A or B neighborhood transition zone.
- c. Vehicles awaiting repair may be stored up to 14 days within the screened storage area.

B. General Outdoor Storage

1. Defined

General outdoor storage includes, but is not limited to, the outdoor storage of contractors equipment, lumber, pipe, steel, salvage or recycled materials, and other similar merchandise, material or equipment.

2. Standards

General outdoor storage is permitted in the -IH District following review of a site plan illustrating the extent of the permitted area for general outdoor storage and provided it meets the standards below.

- a. All general outdoor storage must be located at least 15 feet from the public right-of-way and must be screened by a Type C1 street protective yard as set forth in [Sec. 7.2.2.B](#)
- b. General outdoor storage may be located in the side or rear setback and must be screened by a Type B1 or B2 transitional protective yard as set forth in [Sec. 7.2.2.A](#) when abutting a Residential, Mixed Use or Special District.
- c. General outdoor storage cannot be located in an A or B neighborhood transition zone.

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